CITY OF AUSTIN

ROW# 10865248 CASE #2012 -120342 RM PLAN REVIEW#\_\_\_\_

TCAD - 01/70704/0000 APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

#### GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2200 WOULTAINVIEW 20AD
LEGAL DESCRIPTION: Subdivision — E AST 75 FEET, BLOCK 3, BOOK 3, PAGE 224, TARRY TOWN 2, FLAT RECORD Lot(s) Block Outlot Division
LAND STATUS DETERMINATION CASE NUMBER (if applicable) <u>C 81 - 200 9 - 0 2 40</u>
I/We WILLIAM HAGLINSKI on behalf of myself ourselves as authorized agent for
MS. GEORGIA LEONARD affirm that on 12-04 12
hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:
Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.  NA Maximum Linear feet of Gables protruding from setback plane  NA Maximum Linear feet of Dormers protruding from the setback plane
Waive or modify the side wall articulation requirement of Section 2.7.
NA Side Wall Length Articulation
(Please describe request. Please be brief but thorough). WE RESPECT FULLY REQUEST AN INCREASED FAR FROM 3480:5140%) ALLOWABLE TO 4199 SE(48%) FOR THE PURPOSE OF RELOCATING ALL HVAC, MECHANICAL EQUIP.
SECURITY SYSTEM, WATER HEATING & CIRCULA TIDINGYSTEM, COMPUTER EQUIP. CABLE SYSTEMS, AVSYSTEMS, AS WELL AS MUCH NEEDED EXTRA STORAGE SPACE, INTO AN OTHERWISE NON-HABITABLE AND INACCESSIBLE ATTIC SPACE, THIS SPACE IS ACCESSIBLE ONLY BY PULL DOWN STAIR LOCATED IN THE SOFFIT
SPACE IS ACCESSIBLE ONLY BY PULL DOWN STAIR LOCATED IN THE SOFFIT
OF THE BACK PORCH (EXTERIOR), NO CHANGE TO THE EXTERIOR MASSING OF THE BLDG, ALL ARTICLE 2 & SUBCHAPTER F CITY OF AUSTIN
DEVELOPMENT GUIDELINES ARE ADHERED TO
in a SF 3NP zoning district.
Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay:



## CITY OF AUSTIN APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

#### GENERAL MODIFICATION WAIVER

#### **REASONABLE USE:**

- 1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

  THE OWNER, A RECENTLY WIRDWED WOMAN FROM CA, WISHES TO MAKE USE OF SPACE FOR PURPOSES AS DESCRIBED. SHE WISHES TO HAVE ADDITIONAL STORAGE SPACE FOR PERSONAL FAMILY ITEMS. THE LIMITED SITE SPACE AND THE MANY CARGE BEAUTIFULY PROTECTED TREES RESTRICT FOOTPRINT SIZE REQUIRE PLACEMENT OF STRUCTURE IN SHAPE SHOWN ON PLANS. GRADE LEVEL STORAGE IS SEVERLY LIMITED, ACCESS TO GARAGE CIELLING IS LIMITED DIE TO STEEP GRADE. ELECTRICAL SERVICE PUSHES HOUSE TOWARDS REQUEST: FRONT, MOUNTAINWIEW
  - 2. The request for the modification is unique to the property in that:

    THE BULLDING ARCHITECT. HAS PROTECTED THE TREES, ENABLING

    STRUCTURE TO FIT COMFORTABLY WITH NATURE OF SURROUNDINGS,

    THE ELECTIC, EARGLY TRADITIONAL BRISTING CHARACTER

    OF THE NIEGHBORHOODS GHARMING PRE WWIT, MID-CONTURY

    FEEL IS ENHANCED BY THE ADDITION OF THIS STRUCTURE.

    THE GOUTHERN COLONIAL STYLE WILL FIT IN WELL

    WILL REMAIN A FRESH STATEMENT FOR MANY DECADES

    TO COME, & WILL NOT BECOME "DATED".

#### **AREA CHARACTER:**

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

ALTHOUGH THE CHARACTER OF THE DELGHBORHOOD IS

AN ECLECTIC MIX OF MID CENTER TO MODERN STYLES, IT IS

DECIDEDLY TRADITIONAL IN FEEL. THIS HOUSE, DETAILED

WITH A SENCE OF HISTORICAL REFERENCE TO ELEGANT 1944

CENTURY SOUTHERN COCONIAL CHARM, SHOULD FIT

OVER THE GARAGE SCALES WELL WITH THE ROJACENT PROPERTY

B1/3

## CITY OF AUSTIN APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

#### GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE - I affirm the application are true and correct to the best	
Mailing Address 2905 WE.	STLAKE COVE
City, State AUSTIN TX	Zip 78746
	nted Name WILLIAM HABLINSKI ALA
Signature ////////////////Signature	Date DEC. 5/12
OWNER'S CERTIFICATE – I affirm that are true and correct to the best of my knowled	my statements contained in the complete application lge and belief.
Mailing Address 2200 Moun  City, State	ain trew
City, State	Zip 78703
Phone Prin	nted Name Georgia beonard
Signature	Date



### **CITY OF AUSTIN**

## REVISED FAR SUBMITTAL 2012-120342RM

**SUBMITTED 12-3-2012** 

RDCC MODIFICATION REQUEST JANUARY 2, 2013

# City of Austin Residential Permit Application Residential Review, 2<sup>nd</sup> floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747



		the state of the s		
			ી માંભ્યુસ્થિય	idioons(not
Project Address: 2200 Ma	ountainview	Tax Parcel ID:	0117070410	
Legal Description: CBi - 71	009-0240			W. W.
Zoning: SF. 3 - NP		Lot Size (square f	eet): 8700	
Neighborhood Plan Area (if applicable):	ANG	Historic District	(if applicable):	
Is this site within the Residential Design and Note: Boundaries are defined under Title 25-2 Subcha	Compatibility Standards O	rdinance Boundar	ry Area?	N C
Does this site currently have water availabili If no, contact Austin Water Utility to apply for water/	ty? (Y) N	wastewater a	vailability?	N
Does this site have a septic system?	Y (N)		copy of approved septic permit to con	nstruct
Does this site require a cut or fill in excess o	f four (4) feet?		7	/ (N)
If yes, contact the Development Assistance Center for	a Site Plan Exemption.			
Does this site front a paved street?	$\frac{\text{'Y}}{\text{N}}$		ent to a paved alley?	N
Does this site have a Board of Adjustment (F		Case #	(if	applicable)
Does this site have a Residential Design and If yes, provide a copy of decision sheet. Note: A peri	mit cannot be approved within 1	days of approval of	a variance from BOA.	N
Does the project impact a tree protected by o Note: If yes, application for a tree permit with the City	Arborist may be required.	• -	critical root zone.	(N)
Is this site within one hundred-fifty (150) fee	et of the one hundred (100)	ear floodplain?	<u> </u>	(N)
Note: Proximity to a floodplain may require addition	al review time.			
			DV	annosti (womik
Existing Use: vacant single-family r	esidential duplex reside	ntial two-fa	mily residential other	ineon avamm
Proposed Use: vacant single-family re	esidential duplex reside	ential two fo	mily residential other	
		AILIGI 1WU-1A	mily residential other	
Project Type: new construction	addition addition/remod	lel remod	el/repair other	
# of bedrooms existing: # of bedrooms	oms proposed: 2 # o	baths existing:	# of baths propo	osed:
Will all or part of an existing exterior wall be	removed as part of the proj	ect? Y	N	
Note: Removal of all or part of a structure requires a	demolition permit.			1
Project Description: (Note: Please provide thorough		litional pages as neces	sary)	
The to muchas	rical equi	pment	Cleavances	in
attic a mod	dification	15 re	guired	
			Decited.	·
		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
Trades Permits Required: electric	plumbing mec	nanical (HVAC)	concrete (right-of-w	ay)
				sne
			Melk	
Total Job Valuation: \$ 500 k	Portion of Total Job Valuat		Portion of Total Job Valuati	
	to Addition/New Construct	ion: \$	to Remodel/Repair: \$	
Note: The total job valuation should be the sum total	TD *	_		
of all valuations noted to the right. Labor and	Primary Structure:	\$	Bldg: \$ Elec:	
materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Accessory Structure:	\$	Pimbg: \$ Mech:	\$



Site Development Information
Building Coverage Information  Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
Existing Building Coverage (sq ft):  % of lot size:
Proposed Building Coverage (sq ft): 3,141 % of lot size: 36,1 must @ 40%= 3,480 \$
Impervious Cover Information  Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)
Existing Impervious Cover (sq ft):  % of lot size: 100
Existing Impervious Cover (sq ft): 6 % of lot size: 100  Proposed Impervious Cover (sq ft): 3,915 % of lot size: 45 WAX 6 45/- 3,915 \$
Setbacks
Are any existing structures on this site a non-compliant structure based on a yard setback requirement?  Y  (LDC 25-2-513)
Does any structure (or an element of a structure) extend over or beyond a required yard?  Y  N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)  Y N
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)  Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: 32 ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2
Right-of-Way Information  Is a sidewalk required for the proposed construction? (LDC-6-353)  *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?
Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): 98 ft
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y (N)

			Building and	Site Area
Area Descript Note: Provide a separate calculation for each distinct area Measurements are to the outside surface of the exterior w	tion  a. Attach additional sheets as necessary.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area		O	1.840	1340
2 <sup>nd</sup> floor conditioned area		0	1,342	1.342
3 <sup>rd</sup> floor conditioned area		0	0	
Basement		0	ο	
Covered Parking (garage or carport)		<b>O</b> .	493	493
Covered Patio, Deck or Porch	1 1,		808	308
Balcony				
Other				
Total Building Coverage		. 1 (SO) (18 ) AND	8/4/	3141V
Driveway			604	604
Sidewalks				
Uncovered Patio	/		80	30
Uncovered Wood Deck (counts at 50%)		·		
AC pads			8	8
Other (Pool Coping, Retaining Walls) PIU	ASTER ETGS.		82	82
Total Site Coverage *			3915	3915
Pool				
Spa	_			

NOTE: MP. COVERAGE Recidential Permit Application Page 2 of 7

2012-120212

	( 20 5	-			 Y	1	_
			$\overline{s}$	ubdianier			ľ

~	W278	A
Gross	Floor	Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

Existing   New   Exemption   Total   1940						
2nd Floor  3rd Floor  Basement  Attic  724  Garage (attached)  (detached)  (detached)  Carport (attached)  (detached)  (detached)  TOTAL GROSS FLOOR AREA  4199  3480  (Total Gross Floor Area /lot size) x 100 = 48 // 0 Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?  Y Response to the project claiming a "basement" exemption as described under Article 3?	Exis	sting New	Exemption	Total		
Basement  Attic  724  Garage (attached)  (detached)  Carport (attached)  (detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  TOTAL G	1 <sup>st</sup> Floor	1640	•	1840	•	
Basement  Attic  724  724  Garage (attached)  (detached)  (detached)  (detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  (Total Gross Floor Area /lot size) x 100 =   (Total Gross Flo	2 <sup>nd</sup> Floor	1342		1342	•	
Attic  Garage (attached)  (detached)  (detached)  (detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  (Total Gross Floor Area /lot size) x 100 = 48% Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  O  O  O  O  O  O  O  O  O  O  O  O	3 <sup>rd</sup> Floor	· · · · · · · · · · · · · · · · · · ·	•	<del></del>		
Garage (attached)  (detached)  (detached)  (detached)  (detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  4199  3480  (Total Gross Floor Area /lot size) x 100 = 48% Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y Real Stribus Project claiming a "habitable attic" exemption as described under Article 3?  Y Real Stribus Project claiming a "habitable attic" exemption as described under Article 3?	Basement					
(detached)  Carport (attached)  (detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  4199  3480  (Total Gross Floor Area /lot size) x 100 = 48% Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Is this project claiming a "habitable attic" exemption as described under Article 3?	Attic	724	<del></del>	724		
Carport (attached)  (detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  4199  3480  (Total Gross Floor Area /lot size) x 100 = 48% Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Sthis project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Sthis project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Sthis project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Sthis project claiming a "habitable attic" exemption as described under Article 3?	Garage (attached)	493	200	293		
(detached)  Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  H 99  (Total Gross Floor Area /lot size) x 100 = 48/0 Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Y R S Is this project claiming a "habitable attic" exemption as described under Article 3?  Y R S Is this project claiming a "habitable attic" exemption as described under Article 3?	(detached)		-			
Accessory building(s) (detached)  TOTAL GROSS FLOOR AREA  4199  3480  (Total Gross Floor Area /lot size) x 100 = 48% Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3? Is this project claiming a "ground floor porch" exemption as described under Article 3? Is this project claiming a "basement" exemption as described under Article 3? Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  R  Statis project claiming a "habitable attic" exemption as described under Article 3?  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	Carport (attached)					
TOTAL GROSS FLOOR AREA  H 99 3450   (Total Gross Floor Area /lot size) x 100 = 48 % Floor-To-Area Ratio (FAR)  Is this project claiming a "parking area" exemption as described under Article 3? Is this project claiming a "ground floor porch" exemption as described under Article 3? Is this project claiming a "basement" exemption as described under Article 3? Is this project claiming a "habitable attic" exemption as described under Article 3?  Y OX  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y OX  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y OX  Is this project claiming a "habitable attic" exemption as described under Article 3?	(detached)			<u> </u>		
(Total Gross Floor Area/lot size) x 100 = \( \frac{\fr			•	<del></del>	na aud	
Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y		TOTAL GROSS F	LOOR AREA	4199	3480\$	
Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	(Total Gross Floor	r Area /lot size) x 100 =	48% FIG	oor-To-Area Rati	o (FAR)	
Does any portion of the structure extend beyond a setback plane?	Is this project claiming a "ground floor porch" exert is this project claiming a "basement" exemption as this project claiming a "habitable attic" exemption is a sidewall articulation required for this project?	emption as described un s described under Artic ion as described under	rticle 3? nder Article3? le 3?	Y Y Y Y Y	2000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway, and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attie exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater, 2. It is fully contained within the roof structure, 3. It has only one floor, 4. It does not extend beyond the footprint of the floors below, 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a eiling height of seven feet or less.

			Contact Information
Owner	MS. GEORGIA LEONARO	Applicant or Agent	WILLIAM HABLINSKI
Mailing Address	2226 WESTLAKE DE #2 AUSTIN 1X 18746	Mailing Address	(SEE BELOW)
Phone	512-300-0290	Phone	
Email	mizlady 2 @ gmail.com	Email	
Fax		Fax	,
والتباهية			
General Contractor	RON RELIE	Design Professional	WILLIAM HABLINSKI AIA
Mailing	13 SUGAR CREEK DRIVE	Mailing	2905 WESTLAKE COVE
Address	AUSTIN TX 78746	Address	AUSTIN TX 78746
Phone	512 - 917 - 80 15	Phone	310-600-6940
Email	Rreve@ aol.com	Email	whablinski@william hablinski.com
Fax	512-732-8328	Fax	(email pdf)

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district?

•

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature:

Date: 1213



# Austin Water Utility Water & Wastewater Service Plan Verification (W & WW SPV)

(Please Print or Type)	TTT COUNTY DE T
Customer Name: <u>Georgia Leonard</u> Phone: <u>310-721</u>	1-682 Alternate Phone: 512-300-0290
Service Address: 2200 Mountain View Ro	)5D
Lot: 104 Block: Subdivision/Land Status: TACCH TOWN	N#2_Tax Parcel ID No.: 01-1707-0410-0000
	garage apartment other
Proposed Use: vacant single-family res. duplex (Circle one)	garage apartment other
Number of existing bathrooms: <u>NA</u> Number of pro	posed bathrooms: 31/2
∫ City of Austin Office Us	36
Water Main size: 2 Service stub size: 3 4 Service stub up	ograde required? New stub size:
Existing Meter number: 10000967 Existing Meter	r size: 18" Upgrade required? \ New size 14"
WW Service: Septic System/On-Site Sewage Facility (OSSF)	or WW Collection System WW Main size:
If the site has an OSSF, please contact Utility Development Serv Creek Center, 625 E. 10th Street, Suite 715 for consultation and	vices (UDS) at 972-0210 or 972-0211, Waller approval.
*** ** ** ** ** ** ** ** ** ** ** ** **	Phone
OSSF (if applicable) Approved by UDS (Signature & Print name)  Date  3/2	Phone 974-8134
AWU Representative Date	Phone
Approved: Yes (see attached approved documents)	
NOTE: For residential plan review, this original stamped "approval" must be	be submitted with the stamped "original" floor plan.
Verification expires 180 days after	r date of Submittal
Instructions:  The intent of the "W&WWSPV" is to ensure that, prior to beginning a single apartment uses), adequate water/wastewater service can be provided to the site at that the applicant is aware of the potential costs associated with the relocation, ne A "W&WWSPV" is required, prior to submitting for residential permit, for the formula of the construction of a new home, duplex, or garage apartment (except for provide approximately approximat	and is planned for as part of the overall project, and to ensure ew service or upgrading of existing services to the site.  collowing project types: rojects identified as a "volume builder" project)  Total bathrooms on the site to more than 3 example, converting a home to a duplex)  Total bedrooms, total living square footage or change in or structure using OSSF).  de a copy of the "plot plan" for the site (plot plan, house floor be to a standard scale and show all existing and proposed

submitting for a residential building permit, at one of the locations below:

Note: Applicant must contact AWU taps office, at either to application in reduced below to submit an application (if required) for a meter regrade or a new service before issuance of the building permit.

Austin Water Utility- Waller Creek 625 E 10<sup>th</sup> St, Austin, TX 78701

MAR 0 2 2012

Detelopment Assistance Center- One Texas Center 505 Barton Springs, Austin, TX 78704

(512) 974-6370

Updated: November 16, 2009

(512) 972-0000 - Suite 200 - TAPS Division (512) 972-0207 - Suite 715 - UDS Division CONSUMER SERVICES DIVISION

#### .4E STOP SHOP **505 Barton Springs** Austin, Texas 78701

(512) 974-2632 phone (512) 974-9112 phone

(512) 974-9779 fax

(512) 974-9109 fax

#### **Austin Energy Electric Service Planning Application (ESPA)**

For Residential and Commercial "SERVICE ONLY" Under 350 amps 16 or 225 amps 36

Check this box if this is for a building permit

only.

(Please print or type. Fields left blank will be considered Not App	licable.)	
Responsible Person for Service Request Georgia Leonard	Phone <u>310</u>	-721-6827
Email Mizlady2@gmail.com	Fax <u>512</u>	-3000290
Project Name Georgia Leonard Residence Very New Co	onstruction [	Remodeling
Project Address 2200 Mountain View Road Austin, TX 78703		OR
Legal Description E 75 Ft of Lots 106 & 107 Tarry Town no. 2	Lot	Block <u>3/224</u>
Requested Service Duration: Permanent Service Construction Power/T (Usually less than 2 Who is your electrical service provider? AE Other	4 months)	
Overhead or Underground Voltage LR DSingle-phase (1) Service Main Size(s) (amps) Number of Meters?		e-phase (3φ)
AE Service Length (ft.) Conductor (type & size		
SqFt Per Unit #Units All Electric Gas & Elect		
Total AC Load (Tons) Largest AC unit (Tons)		
LRA (Locked Rotor Amps) of Largest AC Unit (Amps)		
Electric Heating (kW) Other		<u>(</u> kW)
Comments:  All structures etc. must maintain 7'5"  clearance from AE energized power  lines. Enforced by AE & NESC codes.		
ESPA Completed by (Signature & Print name)  Date	Phone	
Approved: Yes No (Remarks on back)  AE Representative  Application expires 180 days after date of App  (Any change to the above information requires a new		持つVED 12 2012 LS <sup>(シー)()</sup>
Version 1.1.0.0	R	T2.



#### **OWNER'S AUTHORIZATION LETTER**

roporty Addroppy			
roperty Address:			
R#;	^		
		\ \	
a c spraelle	Grone	02/14/12	
wner's Signature		Date \	
	•	•	
wner's Signature		Date	





Tree removal Development exceeding allowable standards for encroachment in the tree's critical root zone; Removal of more than 30% of a tree's crown.  Address and zip code of property: 2200 Mountain   Cul.   78703    Name of owner or authorized agent: Georgia T Leonard  Building permit number (if applicable): Tree Species: Elm   Tree location on lot:   allong the west (back) property line Trunk size (in inchee) at 4 ½ feet above ground: circumference (around)   or diameter (across)   18.5-22 ?  General tree condition:   2 Good       Emil       Poor     Dead  Reason for request: Discrepancy in tree survey    2/16/12   Downer/Authorized Agent Signature   Date   Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only, not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.    Application Determination - To be completed by City Arborist Program Bersonnel   Approved   Approved   Approved   Abstract   Application   Payment   Statutory Denial (more information required)     Approved   Approved   Abstract   Application   Payment   Statutory Denial (more information required)     Applicant agrees to plant   Caliber inches of container grown City of Austin Appendix F reas on the lot prior to obtaining a final inspection (if papicable). Trees are to have a minimum 2-hich trunk diameter. Examples include Oxako, Ceder Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.   Prior to development, applicant agrees to supply a root zone mutch layer and maintain tree protection formation to dialning a final inspection (if papicable). Trees are to have a minimum 2-hich trunk diameter. Examples include Oxako, Ceder Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persim	Application request* (specify all that apply):	* Refer to Land Development Code 25-8				
Development exceeding allowable standards for encroschment in the tree's critical root zone;   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of property: 2200 Mountain   Removal of more than 30% of a tree's crown.   Address and zip code of	Tree removal	(Section 3, App. F). Applicant understands				
Address and zip code of property: 2200 Mountain   Retu   78703    Name of owner or authorized agent: Georgia T Leonard  Building permit number (if applicable):  Telephone #: 310-721-6827   Fax #: 512-300-0290   E-mail:  Tree Species: Elm   Tree location on lot: along the west (back) property line  Trunk size (in inches) at 4 ½ feet above ground: circumference (around)   or diameter (across)   18.5-22 ?  General tree condition:   Good /   Get   Poor /   Dead  Reason for request: Discrepancy in tree survey    White   Date   Date		that all impacts may threaten the health of the tree and that approval of this application				
Address and zip code of property: 2200 Mountain V (cu) 78703  Name of owner or authorized agent: Georgia T Leonard  Building permit number (if applicable): Telephone #: 310-721-6827 Fax #: 512-300-0290 E-mail: Tree Species: Elm Tree location on lot: along the west (back) property line Trunk size (in inches) at 4 ½ feet above ground: circumference (around) or diameter (across) 18.5-22?  General tree condition: ② Good / ② Fair / ② Poor / ② Dead  Reason for request: Discrepancy in tree survey  2/16/12 Owner/ Authorized Agent Signature Date  Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, drivevery, utility and irrigation lines).  This application is reviewed for tree impacts only, not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination To be completed by City Arborist Program Personnel  Approved Approved With Conditions Denied Statutory Denial (more information required)  Comments Approved With Conditions Denied Statutory Denial (more information required)  Comments Approved With Conditions For Tall # 292C  DEGRAM TO BE ESTABLISHED ABOVE GADE  Heritage Tree(s) A heritage tree variance is required: Administrative / □ Land Use Commission  Conditions of Approval: □ None or As described within Arborist Comments (see above); and  Applicant agrees to plant California agrees of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Ceder Elm, Balo Cypress, Desett Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Provide a receipt for remedial tree care and Est any required pruning as performed by a offified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.1), including trending	Removal of more than 30% of a tree's crown. $\sqrt{}$	Land the second				
Building permit number (if applicable): Telephone #: 310-721-6827   Fax #: 512-300-0290   E-mail: Tree Species: Elm	Address and zip code of property: 2200 Mountain View 78703					
Telephone #: 310-721-6827 Fax #: 512-300-0290 E-mail: Tree Species: Elm Tree location on lot: along the west (back) property line Trunk size (in inches) at 4 ½ feet above ground: circumference (around)						
Tree Species: Elm	Building permit number (if applicable):					
Trunk size (in inches) at 4 ½ feet above ground: circumference (around)	Telephone #: 310-721-6827 Fax #: 512-300-0290 E-mail:	og the west (back) property line				
Reason for request: Discrepancy in tree survey  2/16/12  Owner/ Authorized Agent Signature  Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination To be completed by City Arborist Program Personnel  Approved *Approved With Conditions Denied Statutory Denial (more information required)  Comments Phase Plan View With Particles Deviced Plan Statutory Denial (more information required)  Comments Phase Plan View With Particles Deviced Plan Statutory Denial (more information required)  Comments Phase Plan Registrate Plan Table #2926  Deviced To Be Established Above Carable  Heritage Tree(s) Above Carable Statutory Denial (more information required)  Applicant agrees to plant Carable Statutory Denial (more information required)  Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Ceder Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and Examples any required pruning as performed by a cartified arborist.  Provide a receipt for remedial tree care and Examples any required pruning as performed by a cartified arborist.	Tree Species: Elm Tree location on lot: alor	ig the west (back) property into				
Reason for request: Discrepancy in tree survey  2/16/12  Owner/ Authorized Agent Signature  Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination To be completed by City Arborist Program Personnel  Approved *Approved With Conditions Denied Statutory Denial (more information required)  Comments Phase Plan View With Particles Deviced Plan Statutory Denial (more information required)  Comments Phase Plan View With Particles Deviced Plan Statutory Denial (more information required)  Comments Phase Plan Registrate Plan Table #2926  Deviced To Be Established Above Carable  Heritage Tree(s) Above Carable Statutory Denial (more information required)  Applicant agrees to plant Carable Statutory Denial (more information required)  Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Ceder Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and Examples any required pruning as performed by a cartified arborist.  Provide a receipt for remedial tree care and Examples any required pruning as performed by a cartified arborist.	Trunk size (in inches) at 4 1/2 feet above ground: circumference (around)	or diameter (across) 10.0 Lt.				
Owner/ Authorized Agent Signature  Date  Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination — To be completed by City Arborist Program Personnel  Approved *Approved With Conditions Denied Statutory Denial (more information required)  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY **I THECKES PROSEST MARTS**  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY** **I THECKES PROSEST MARTS**  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY** **I THECKES PROSEST MARTS**  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY** **I THECKES PROSEST MARTS**  Plantage Tree(s) A heritage tree variance is required: Administrative / Land Use Commission  Conditions of Approval: None or **As described within Arborist Comments (see above); and  Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Fexas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and **Essay required pruning as performed by a captified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.1), including trendving for utilities.	General tree condition:  Good /  Fair /  Poor /  Dead	•				
Owner/ Authorized Agent Signature  Date  Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination — To be completed by City Arborist Program Personnel  Approved *Approved With Conditions Denied Statutory Denial (more information required)  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY **I THECKES PROSEST MARTS**  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY** **I THECKES PROSEST MARTS**  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY** **I THECKES PROSEST MARTS**  Comments **PARTS** PLAN VIEW WITH PROSEST DESPLAY** **I THECKES PROSEST MARTS**  Plantage Tree(s) A heritage tree variance is required: Administrative / Land Use Commission  Conditions of Approval: None or **As described within Arborist Comments (see above); and  Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Fexas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and **Essay required pruning as performed by a captified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.1), including trendving for utilities.	Reason for request: Discrepancy in tree survey					
Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination - To be completed by City Arborist Program Personnel  Approved Approved With Conditions Denied Statutory Denial (more information required)  Comments	Vanishing VI	•				
Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).  This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination - To be completed by City Arborist Program Personnel  Approved Approved With Conditions Denied Statutory Denial (more information required)  Comments	Owner/ Authorized Agent Signature Date					
This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.  Application Determination To be completed by City Arborist Program Personnel  Approved Approved With Conditions Denied Statutory Denial (more information required)  Comments Program Personnel  Comments -	<ul> <li>Proposed development projects should include an aerial drawing that includes the improvements (e.g. structure, driveway, utility and irrigation lines).</li> </ul>					
Approved Approved With Conditions Denied Statutory Denial (more information required)  Comments PRACE CAN VOICE WITH PROSES DROVERS TOTALL FOR SOLVENIA TO BE ESTABLISHED ABOVE GRADE  DROVENMY TO BE ESTABLISHED ABOVE GRADE  Heritage Tree(s) A heritage tree variance is required: Administrative / Denies and  Conditions of Approval: None or As described within Arborist Comments (see above); and  Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and the any required pruning as performed by a certified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenthing for utilities.	<ul> <li>This application is reviewed for tree impacts only; not for zoning or other applicate City of Austin) must be made prior to City personnel completing this application.</li> </ul>	110 100 10 10401.02 101 2011 10 2011				
Comments	Application Determination - To be completed by City Arb	orist Program Personnel				
Comments	Approved Approved With Conditions Denied Sta	tutory Denial (more information required)				
Conditions of Approval: □ None or □ As described within Arborist Comments (see above); and □ Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc. □ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2) □ Provide a receipt for remedial tree care and ② any required pruning as performed by a confifed arborist. □ No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2). including trenching for utilities. □ Prior to Date. □ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2) □ Provide a receipt for remedial tree care and ② any required pruning as performed by a confided arborist. □ Prior to Date. □ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2) □ Provide a receipt for remedial tree care and ② any required pruning as performed by a confided arborist. □ Prior Date.	1 Prince Day Visal which Process Markey & Welliet Strat Solv Markey					
Heritage Tree(s)  A heritage tree variance is required:  Administrative / Land Use Commission  Conditions of Approval:  None or As described within Arborist Comments (see above); and  Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  A Provide a receipt for remedial tree care and any required pruning as performed by a certified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenching for utilities.	C) REMETER REPORT CARE REPORTERS FOR THE # 2926					
Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission  Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and  ☐ Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  ☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  ☐ Provide a receipt for remedial tree care and ☐ any required pruning as performed by a certified arborist.  ☐ No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenthing for utilities.		) E				
Applicant agrees to plant caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and are any required pruning as performed by a certified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenching for utilities.	The Land Lond Long Commission					
obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples included Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and any required pruning as performed by a certified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenching for utilities.	Conditions of Approval:  None or As described within Arborist Comments (see above); and					
fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)  Provide a receipt for remedial tree care and any required pruning as performed by a certified arborist.  No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenching for utilities.  2 MAUZ	obtaining a final inspection (if applicable). Trees are to have a minimum 2-mcn trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.					
No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenching for utilities.  2 MARIZ  Date	fencing (chain-link five-foot in height) throughout the project duration. (EUM 3.3.4)					
MS 2 MARIE	Provide a receipt for remedial tree care and arrany required pruning as performed by a certified arborist.					
Date Date	No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2), including trenching for durities.					
	Applicant Signature Date City					

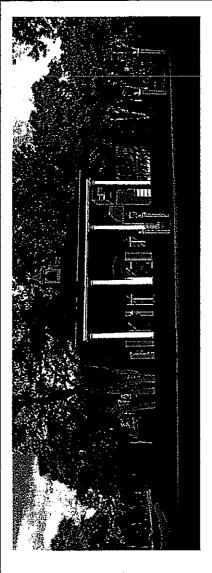


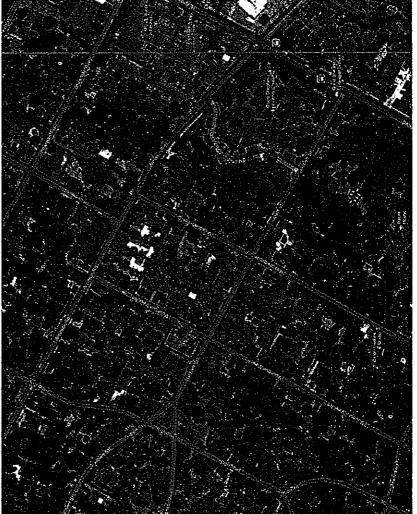
**FAR Variance Request** 

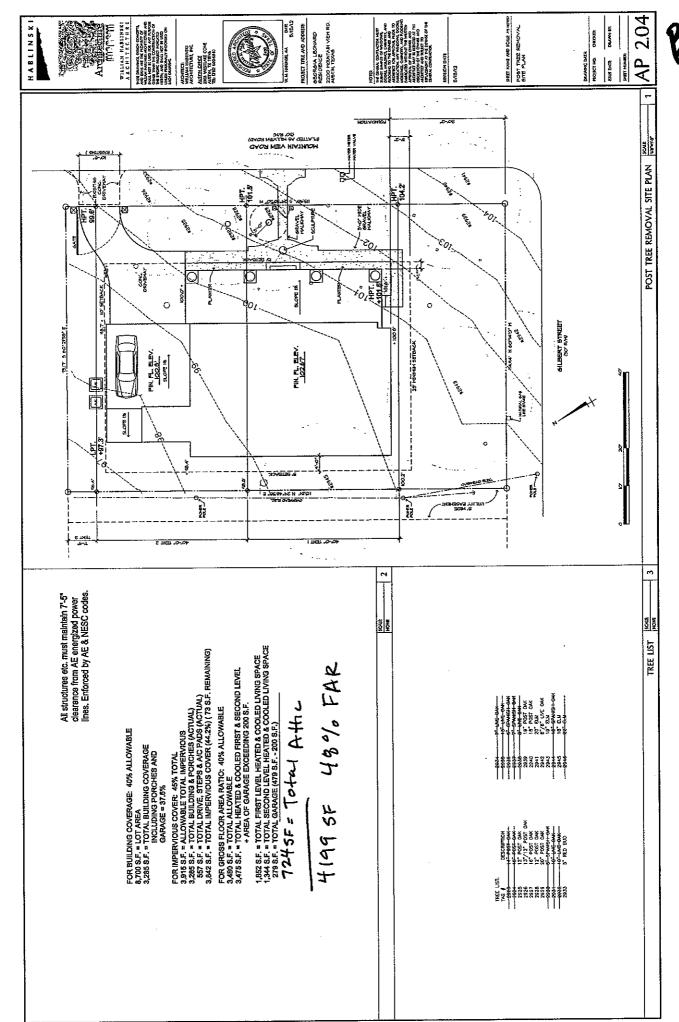
# **Leonard**Residence

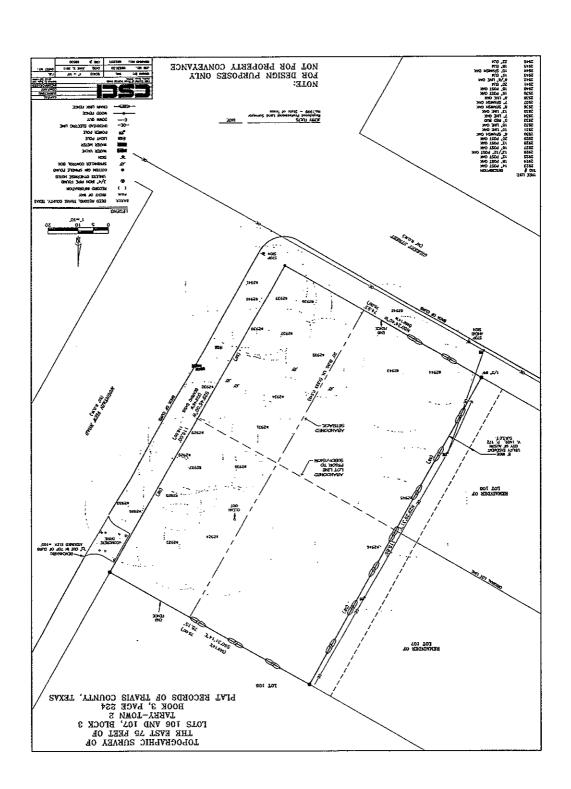
New Residence

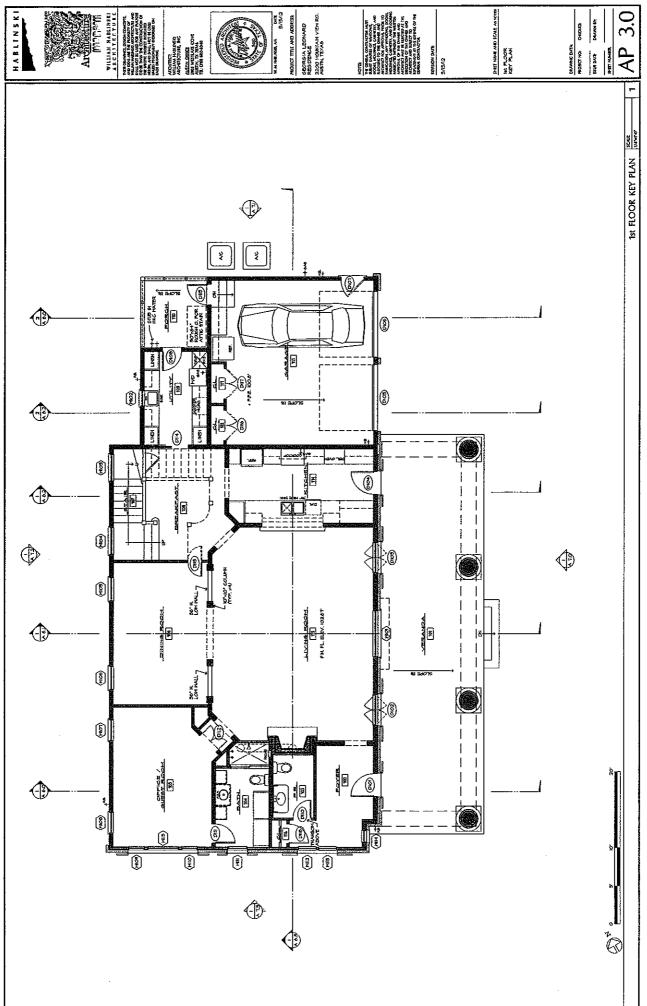
2200 Mountain View Road Austin, Texas 78703

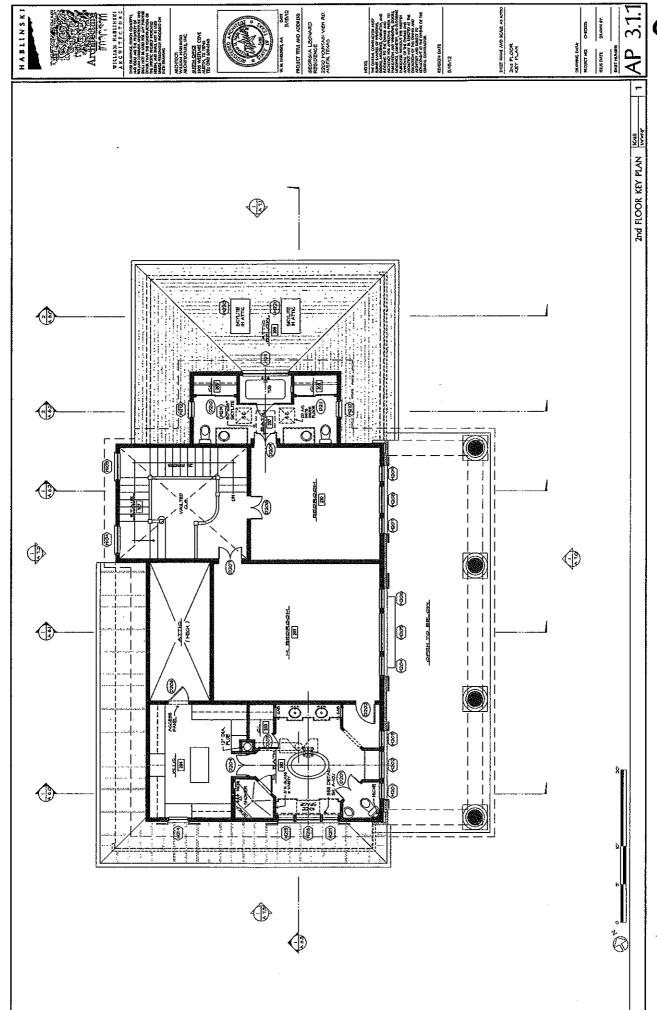


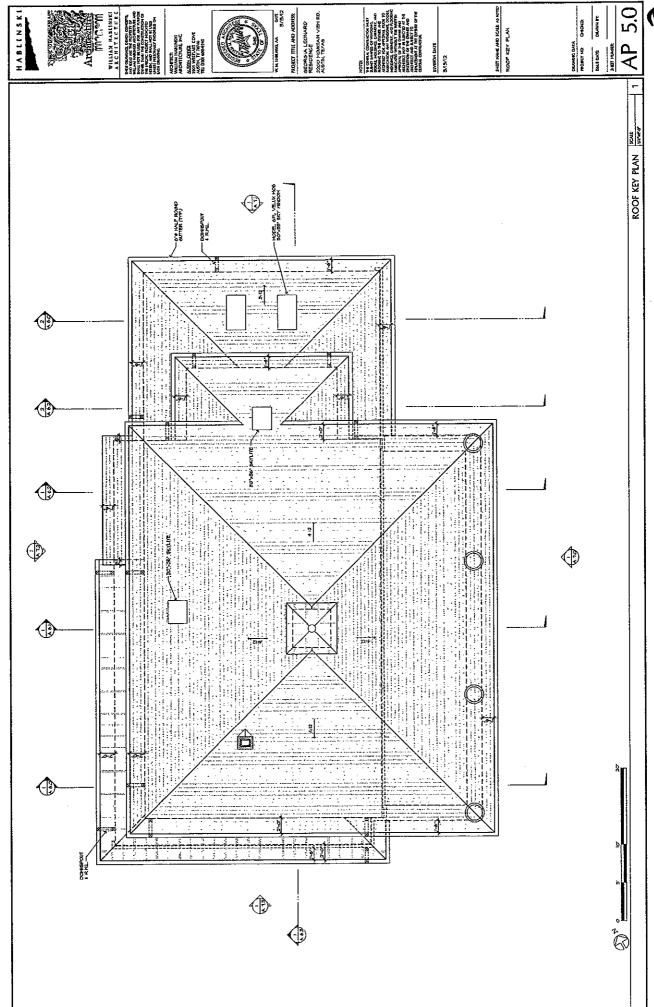


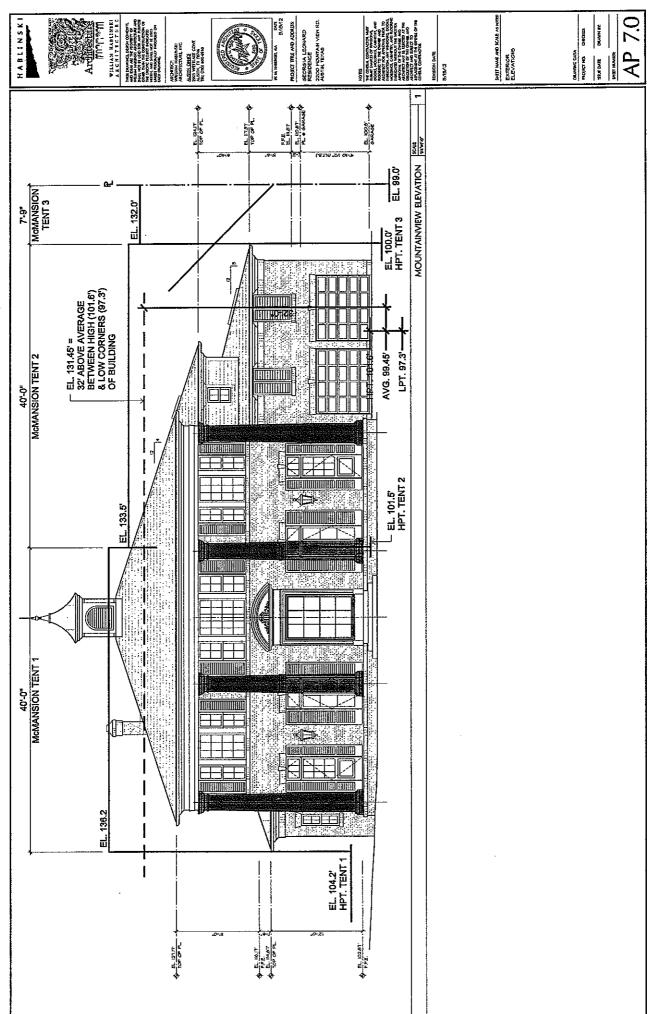






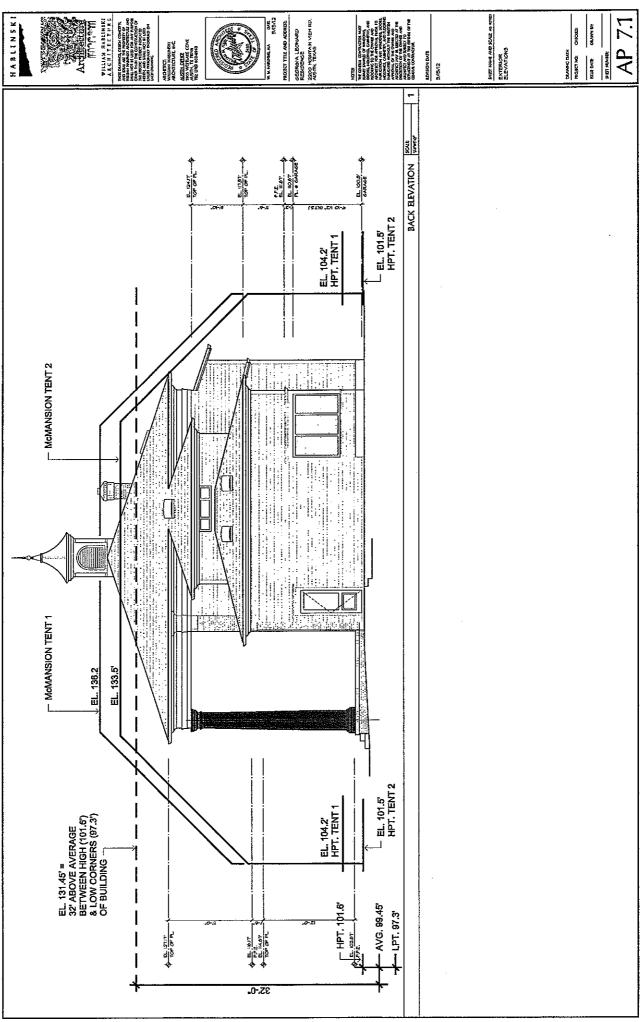


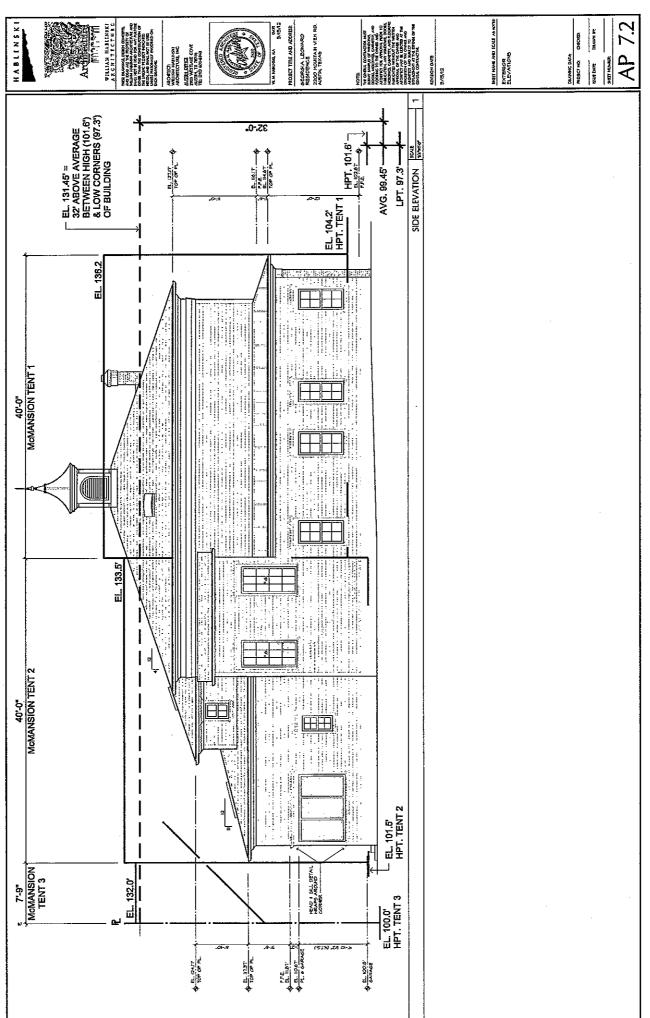




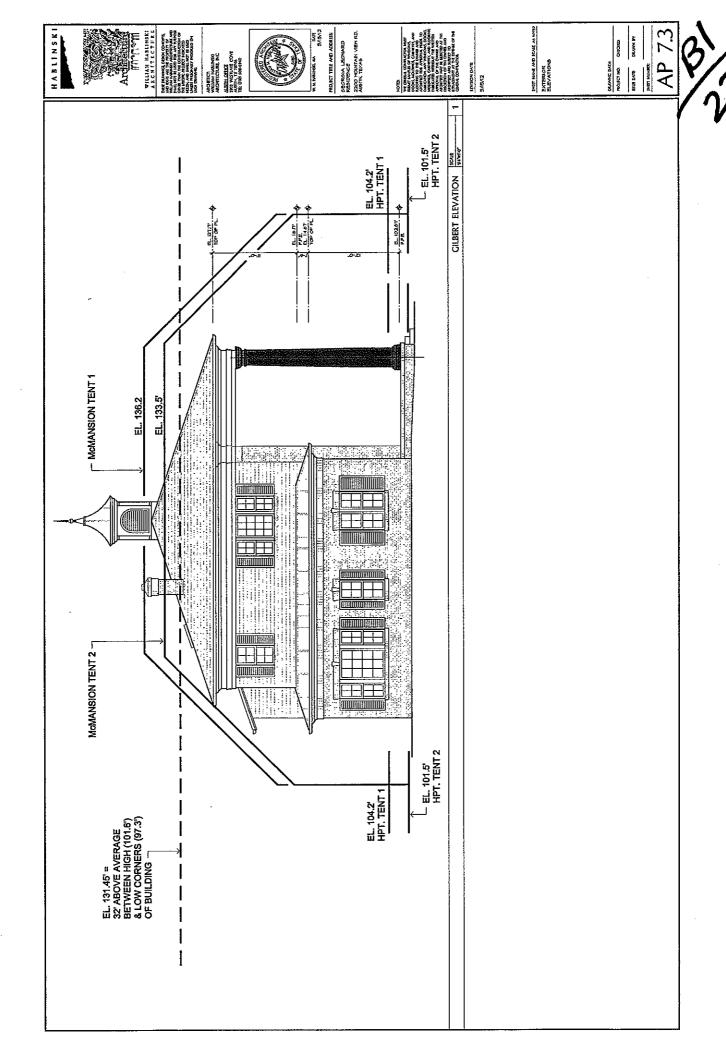
( -











## **CITY OF AUSTIN**

STAMPED APPROVED SET 2012-021033-R

**SUBMITTED 3-2-2012** 

**APPROVED 7-10-2012** 

## City of Austin Residential Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747

		<del>-</del>
ltal	PR#12-021033-R	BP#;
ırtmen Only	Assigned: 3-2-7012	Due Date: 3-9-2012
Depar Use O	Review Date: 3/12/12	Issue Date:
For	Reviewed/Approved:	Issued:

	<b>T</b> • (True)			
	Project Information			
Project Address: 2200 Mountain Rd Legal Description: EAST 15 FEET OF BLOCK 3, BOOK 3,	1 ax Parcel 10:			
Legal Description: EAST 75 FEET OF BLOCK3, BOOK3, OF TRAVIS CTY, TX.	PAGE 224, TARRY TOWN 2, PLAT RECORDS			
Zoning: 5F3NP	Lot Size (square feet): 8700 SF			
Neighborhood Plan Area (if applicable): WEST AUSTIN N.E	Historic District (if applicable):			
Is this site within the Residential Design and Compatibility Standards Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Developmen	Ordinance Boundary Area? (Y N			
Does this site currently have water availability?  (Y) N  If no, contact Austin Water Utility to apply for water/wastewater taps and/or service e	wastewater availability? (Y) N			
Does this site have a septic system?  Y (N)	If yes, submit a copy of approved septic permit to construct			
Does this site require a cut or fill in excess of four (4) feet?	Y (N)			
If yes, contact the Development Assistance Center for a Site Plan Exemption.  Does this site front a paved street?  N	Is this site adjacent to a paved alley? Y			
Does this site have a Board of Adjustment (BOA) variance? Y N	Case # (if applicable)			
Does this site have a Residential Design and Compatibility Commission	on (RDCC) waiver? Y (N)			
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within	10 days of approval of a variance from BOA.			
Does the project impact a tree protected by ordinance? This would in Note: If yes, application for a tree permit with the City Arborist may be required.				
Is this site within one hundred-fifty (150) feet of the one hundred (100	)) year floodplain? Y (N)			
Note: Proximity to a floodplain may require additional review time.				
	Description of Work			
Existing Use: (vacant) (single-family residential) duplex res	idential two-family residential other			
Proposed Use: vacant (single-family residential) duplex res	sidential two-family residential other			
Project Type: new construction addition addition/rea	model remodel/repair other			
# of bedrooms existing: DA # of bedrooms proposed: 3	# of baths existing: NA # of baths proposed: 4-			
Will all or part of an existing exterior wall be removed as part of the				
Note: Removal of all or part of a structure requires a demolition permit.  Project Description: (Note: Please provide thorough description of project. Attact	andditional pages as peressary)			
A NEW SINGE FAMILY RESIDENCE, TWO	O STOPLES, 3BEDROOMS W/ 4 BATHS			
LATWOCAR GARAGE WITH UTILITY RO	DOIM. FIRST PLODE I WCLUCES GREAT RM			
(LIVING ROOM) DINING ROOM, KHCHEW, STAIR HALL, GUEST ROOM & BATH (OFFICE).				
POWDER ROOM, ENTRY HALL, PORCHES FRONT & REAR, SECOND FLOOR LIVING				
AREA INCLUDES - MASTER BRM, N' BATH +CL	OSET, GUEST ROOM.			
EXTERIOR MATERIALS - BRICK, SIDI	NG, AND STANDING SEAM METAL			
Trades Permits Required: electric plumbing r	nechanical (HVAC) concrete (right-of-way)			
	Job Valuation			
Total Job Valuation: \$ 800' Portion of Total Job Vi to Addition/New Cons				
Note: The total job valuation should be the sum total				
of all valuations noted to the right. Labor and Primary Structure:	\$ Bldg: \$ Elec: \$			
materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	\$ Plmbg: \$ Mech: \$			
15: TREE REVIEW L MCMmosi	a Meeting O.L. 2/22/17			
Residential Perm				
Page !	of 7			

Site Development Information
Building Coverage Information  Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
Existing Building Coverage (sq ft):
Proposed Building Coverage (sq ft): 3,141 % of lot size: 36,1 mut @ 40/= 3,480 \$
Impervious Cover Information  Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)
Existing Impervious Cover (sq ft):  % of lot size: 100
Proposed Impervious Cover (sq ft): 3,915 % of lot size: 45 WAX @ 45/- 3,919 \$
Setbacks  Are any existing structures on this site a non-compliant structure based on a yard setback requirement?  Y  (LDC 25-2-513)
Does any structure (or an element of a structure) extend over or beyond a required yard?  Y  N  V  N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)  Y N
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)  Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: 32 ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353)  *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?
Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): 98 ft

		Building and	Site Area
Area Description  Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary.  Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area	0	1,840	1,840
2 <sup>nd</sup> floor conditioned area	0.	1,342	1.342
3 <sup>rd</sup> floor conditioned area	0	0	
Basement	0	0	
Covered Parking (garage or carport)	0	493	493
Covered Patio, Deck or Porch / /		808	808
Balcony			
Other			
Total Building Coverage	100000000000000000000000000000000000000	3/4/	341
Driveway		604	604
Sidewalks			
Uncovered Patio /		80	30
Uncovered Wood Deck (counts at 50%)			
AĈ pads		8	8
Other (Pool Coping, Retaining Walls) PILASTER ETGS.		82	92
Total Site Coverage	_38.05.62.538.2	20 <b>3915</b>	5915
Pool			
Spa	ţ.		i

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?

NOTE: MP. COVERAGE Residential Permit Application Page 2 of 7

allowABIE.

#### **Gross Floor Area**

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	77	m. A. N
151	Existing	1840	Exemption	Total
l <sup>st</sup> Floor		1040		1840
2 <sup>nd</sup> Floor	<del></del>	1342		1342
3 <sup>rd</sup> Floor	<del></del>			
Basement				
Attic		<del></del>	<i></i>	<del></del> .
Garage (attached)	<del> </del>	493	200	293
(detached)				
Carport (attached)				
(detached)		<del></del>		· · · · · · · · · · · · · · · · · · ·
Accessory building(s) (detached)	<del></del>			
TOTAL GROSS FLOOR AREA 3475				
mux@ 40% = 3480   (Total Gross Floor Area flot size) x 100 = 39.9 (Floor-To-Area Ratio (FAR)				
Is this project claiming a "parking area" exemption as described under Article 3?  Is this project claiming a "ground floor porch" exemption as described under Article 3?  Is this project claiming a "basement" exemption as described under Article 3?  Is this project claiming a "habitable attic" exemption as described under Article 3?  Is a sidewall articulation required for this project?  Does any portion of the structure extend beyond a setback plane?				

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater, 2. It is fully contained within the roof structure; 3. It has only one floor, 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

			Contact Information
Owner	MS. GEORGIA LEONARD	Applicant or Agent	WILLIAM HABLINSKI
Mailing Address	12226 WESTLAKE DE #2	Mailing Address	(SEE BELOW)
Phone	1512-300-0290	Phone	
Email	mizlady 2 @ gmail, com	Email	
Fax		Fax	
General Contractor	RON REUE	Design Professional	WILLIAM HABLINSKI AIA
Mailing Address	13 SUGAR CREEK DRIVE AUSTIN TX 78746	Mailing Address	2905 WESTLAKE COVE AUSTIN TX 78746
Phone	512-917-8015	Phone	310-600-6940
Email	Rreve@ aol.com	Email	whablinski@william hablinski.com
Fax	512-732-8328	Fax	(email pdf)

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district?

Y

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature:

Date

Residential Permit Application Page 4 of 7



# Austin Water Utility Water & Wastewater Service Plan Verification (W & WW SPV)

Customer Name: QOIQIA LONARD Phone:	<u>310-721-682</u> Alternate Pho	ne: <u>512-300-0290</u>		
Service Address: 2200 Mountain Vier	y Rozo			
Lot: 104 Block: Subdivision/Land Status: TACE	1 Town#2 Tax Parcel ID	No.:01-1707-0410-0000		
Existing Use: vacant single-family res. duple (Circle one)	x garage apartment o	other		
	0 0 1	other		
Number of existing bathrooms: <u>NA</u> Num	per of proposed bathrooms:	31/2)		
	stin Office Use			
	ce stub upgrade required?			
Existing Meter number: 10000967 Exist	ng Meter size: 18 Upgrade 1	required? Y New ze 74		
WW Service: Septic System/On-Site Sewage Facility (OS	SF) or WW Collection Sys	stem WW Main size:		
If the site has an OSSF, please contact Utility Develop	nent Services (UDS) at 972-03	210 or 972-0211, Waller		
Creek Center, 625 E. 10 <sup>th</sup> Street, Suite 715 for consulta	tion and approval.			
**************************************	Date	Phone		
OSSF (if applicable) Approved by UOS (Signature & Print name)	Date 3/2/12	Phone 974-8134		
AWU Representative	Date	Phone		
Approved: Yes (see attached approved documents)				
NOTE: For residential plan review, this original stamped "appro	val" must be submitted with the sta	amped "original" floor plan.		
<del>-</del>	lays after date of Submittal			
Instructions:  The intent of the "W&WWSPV" is to ensure that, prior to beginning a single-family residential project (includes duplex and garage apartment uses), adequate water/wastewater service can be provided to the site and is planned for as part of the overall project, and to ensure that the applicant is aware of the potential costs associated with the relocation, new service or upgrading of existing services to the site.  A "W&WWSPV" is required, prior to submitting for residential permit, for the following project types:  Construction of a new home, duplex, or garage apartment (except for projects identified as a "volume builder" project)  Remodeling/additions to an existing structure to increase the number of total bathrooms on the site to more than 3				
<ul> <li>Remodeling/additions that increase the number of units on the site (for example, converting a home to a duplex)</li> <li>Remodeling/additions to an existing structure to increase the number of total bedrooms, total living square footage or change in surface improvement such as swimming pool, driveway, garage, etc. (for structure using OSSF).</li> <li>If a "W&amp;WWSPV" is required, complete the verification form above, and provide a copy of the "plot plan" for the site (plot plan, house floor</li> </ul>				
plan and other required planning material for OSSF). The "plot p improvements. Submit the application and planning material to Australian and planning material to Australian and planning material to Australian and planning material for OSSF).	an" should be to a standard scale a in Water Utility-Taps Division (to U	and show all existing and proposed DS for OSSF) for approval, prior to		
submitting for a residential building permit, at one of the locations be Note: Applicant must contact AWU taps office, at either location ungrade or a new service before issuance of the building permit.	n fed below to submit an applicat	ion (if required) for a meter		
Austin Water Utility- Waller Creek	Defelopment Assistan	nce Center- One Texas Center s, Austin, TX 78704 074-6370		
	christateo utu itv	Updated: November 16, 2009		

(512) 972-0207 - Suite 715 - UDS DivisMATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

(Please Print or Type)

**STOP SHOP 505 Barton Springs Austin, Texas 78701**(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Check this box if this is for a building permit only.

## Austin Energy <u>Electric Service Planning Application (ESPA)</u> <u>For Residential and Commercial "SERVICE ONLY"</u> <u>Under 350 amps 1¢ or 225 amps 3¢</u>

(Please print or type. Helds left blank will be considered Not Appl	icable.)				
Responsible Person for Service Request Georgia Leonard					
Email Mizlady2@gmail.com	Fax 512-3000290				
Project Name Georgia Leonard Residence	nstruction				
Project Address 2200 Mountain View Road Austin, TX 78703	OR				
Legal Description E 75 Ft of Lots 106 & 107 Tarry Town no. 2	Lot Block 3/224				
Requested Service Duration: Permanent Service Construction Power/Te (Usually less than 24) Who is your electrical service provider? AE Other	l months)				
Overhead or Underground Voltage LR DSingle-phase (1¢					
Service Main Size(s) (amps) Number of Meters?	<u></u>				
AE Service Length (ft.) Conductor (type & size)					
SqFt Per Unit #Units All Electric Gas & Electr	ic Other				
Total AC Load (Tons) Largest AC unit (Tons)					
LRA (Locked Rotor Amps) of Largest AC Unit (Amps)					
Electric Heating (kW) Other	(kW)				
Comments: New Name All structures atc. must maintain 7'5"  clearance from AE energized power lines. Enforced by AE & NESC codes.					
ESPA Completed by (Signature & Print name)  Date	Phone				
Approved: X Yes ☐ No (Remarks on back) _	- Data - Physical -				
AE Representative  Application expires 180 days after date of Appl  (Any change to the above information requires a new)	APPROVED				
(Any change to the above information requires a new	MAR 0 2 2012 RLS (2)-\0				
Version 1.1.0.0	RLS				



#### **OWNER'S AUTHORIZATION LETTER**

1<sup>st</sup> Owner's Printed Name

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address:

PR#:

Date

Date

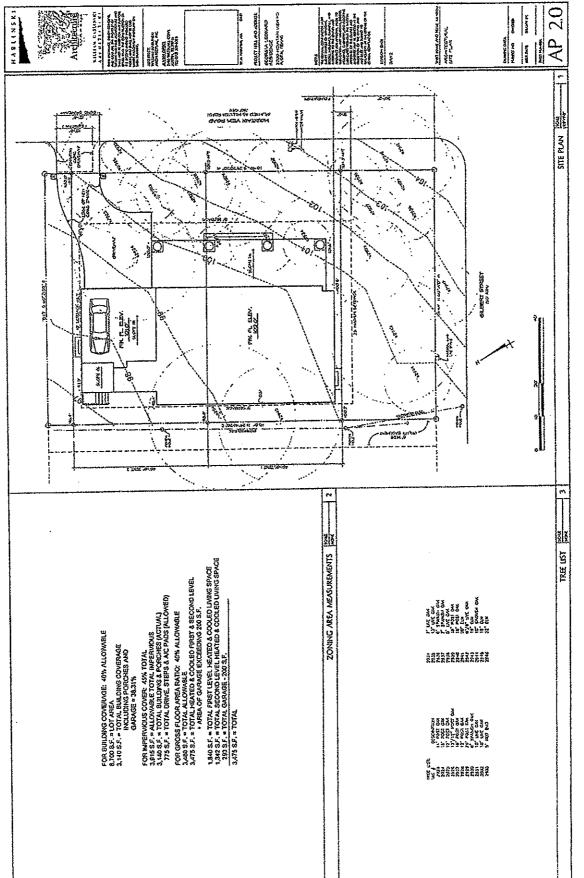
Date

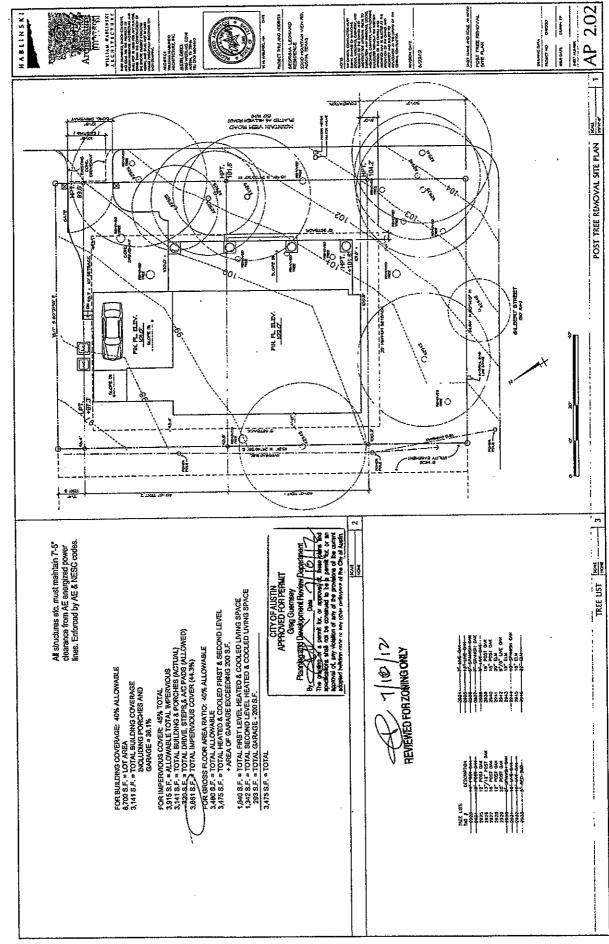
2<sup>nd</sup> Owner's Printed Name



# Tree Ordinance Review Application Planning and Development Review Department One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704 Phone: (512) 974-1876 Fax: (512) 974-3010 Email: Michael Embesi@ci.austin.tx.us Website: www.ci.austin.tx.us/trees

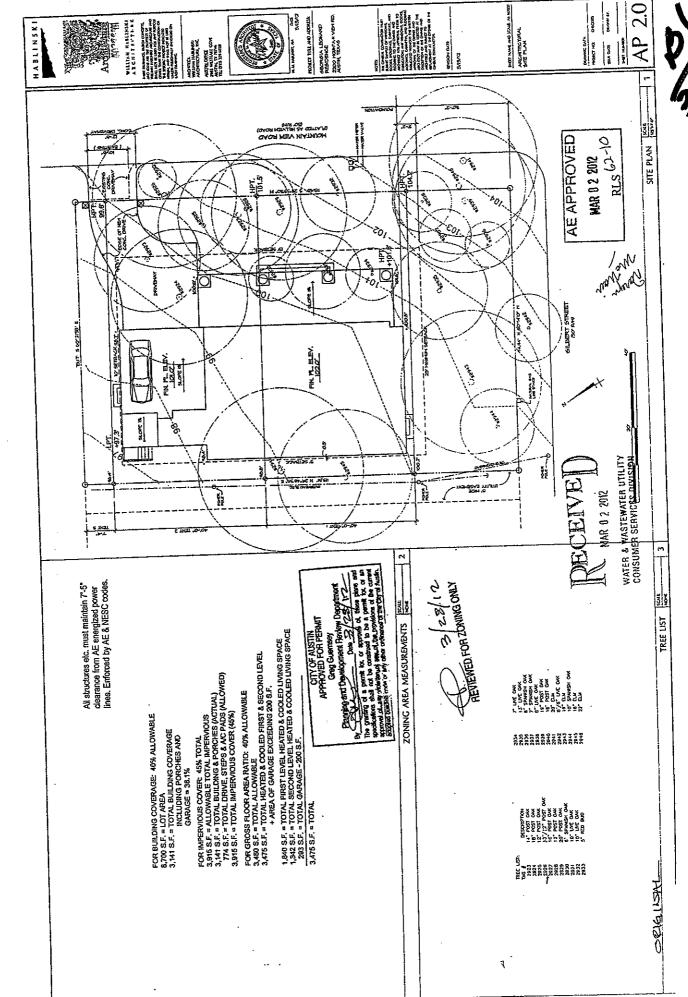
Application request* (specify all that apply):	* Refer to Land Development Code 25-8
Tree removal	(B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands
Development exceeding allowable standards for encroachment in the tree's critical root zone;	that all impacts may threaten the health of the tree and that approval of this application
Removal of more than 30% of a tree's crown.	does not guarantee favorable tree results.
Address and zip code of property: 2200 Mountain \(\frac{160}{160}\) 78703	
Name of owner or authorized agent: Georgia T Leonard	
Building permit number (if applicable):	
Telephone #: 310-721-6827 Fax #: 512-300-0290 E-mail:	
Tree Species: Elm Tree location on lot: alor	
Trunk size (in inches) at 4 1/2 feet above ground: circumference (around)	or diameter (across) 18.5-22 ?
General tree condition:  Good /  Fair /  Poor /  Dead	
Reason for request: Discrepancy in tree survey	·
2/16/12	
Owner/ Authorized Agent Signature Date	
<ul> <li>Proposed development projects should include an aerial drawing that includes the improvements (e.g. structure, driveway, utility and irrigation lines).</li> </ul>	e location of the tree and planned
<ul> <li>This application is reviewed for tree impacts only; not for zoning or other applicable.</li> <li>City of Austin) must be made prior to City personnel completing this application.</li> </ul>	le regulations. Payment (\$25 check to the No fee is required for dead or diseased trees.
Application Determination - To be completed by City Arbo	orist Program Personnel
Approved Approved With Conditions Denied State	MM DIKABIZ  iutory Denial (more information required)
Comments - 1) PDATES PLAN VIGAD WITH PROPOSES DREDVE	JAM 1 VICUCIUS / PLU SUIZ MORAL
O REMESER ROOT CARE RELOVERED FOR THE #	
(2) DROWING TO BE ESTABLISHED ABOVE GARD	
☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Adr	ministrative / 🔲 Land Use Commission
Conditions of Approval:  None or As described within Arborist Com	nments (see above); and
Applicant agrees to plant caliper inches of container grown City of A obtaining a final inspection (if applicable). Trees are to have a minimum Coaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas F	2-inch trunk diameter. Examples include
Prior to development, applicant agrees to supply a root zone mulch layer fencing (chain-link, five-foot in height) throughout the project duration. (E	CM 3.5.2)
Provide a receipt for remedial tree care and any required pruning as p	performed by a certified arborist.
No impacts are permitted within the tree ½ Critical Root Zone (ECM 3.5.2	
$\mathcal{M}$	2 MARIZ
Applicant Signature Date City	Arborist Signature Date

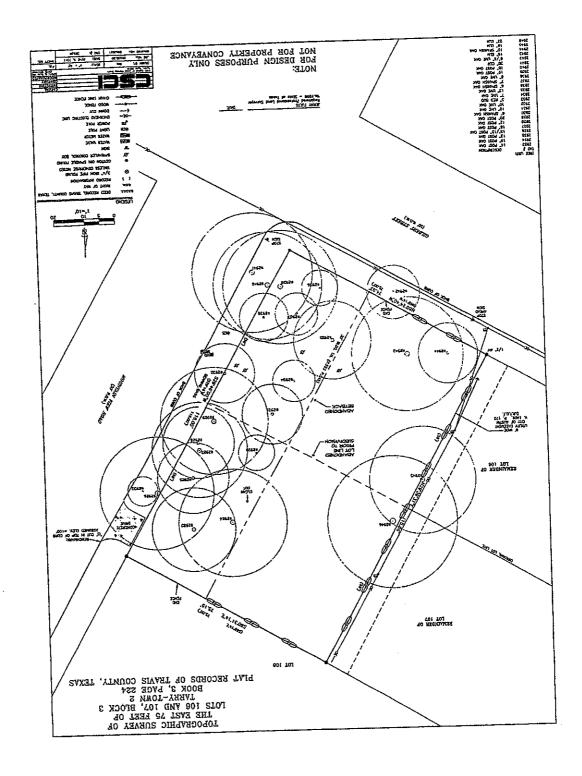


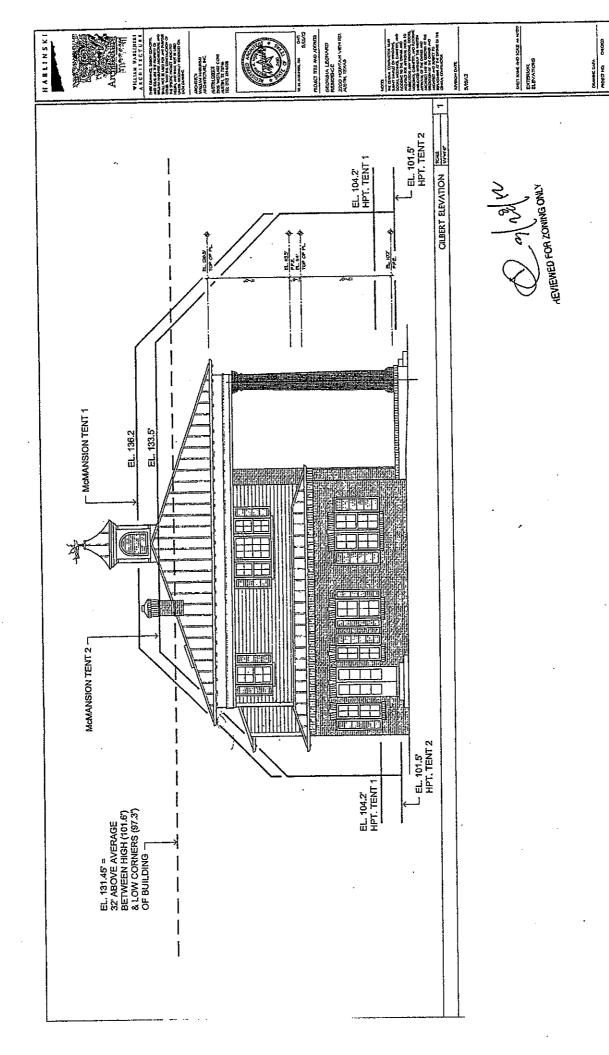


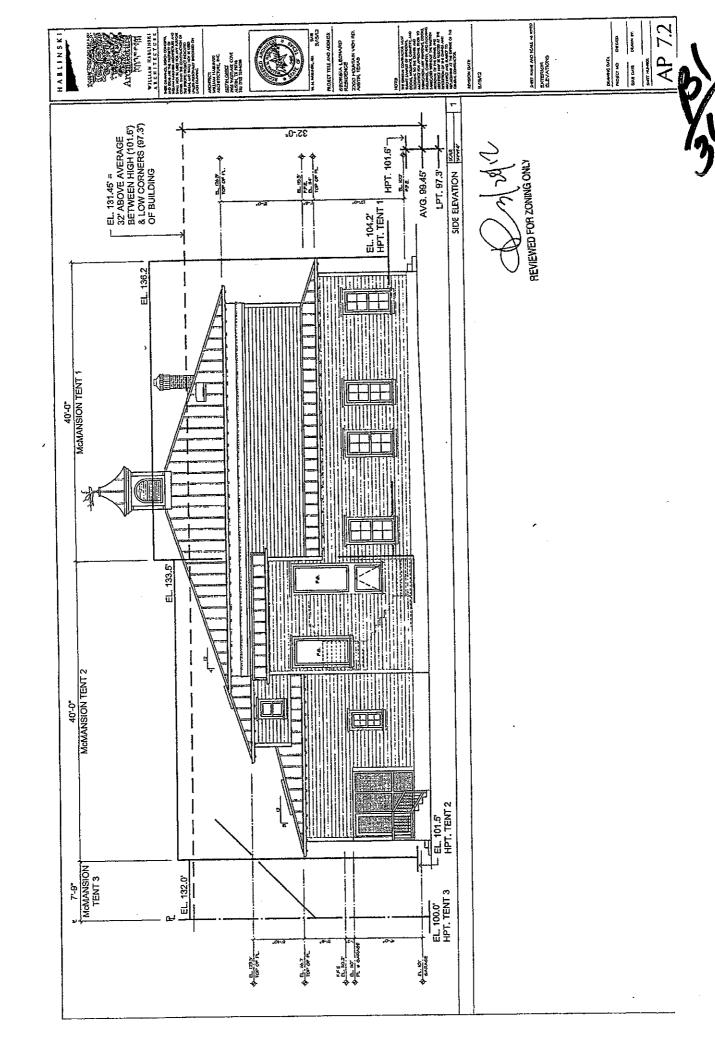
32

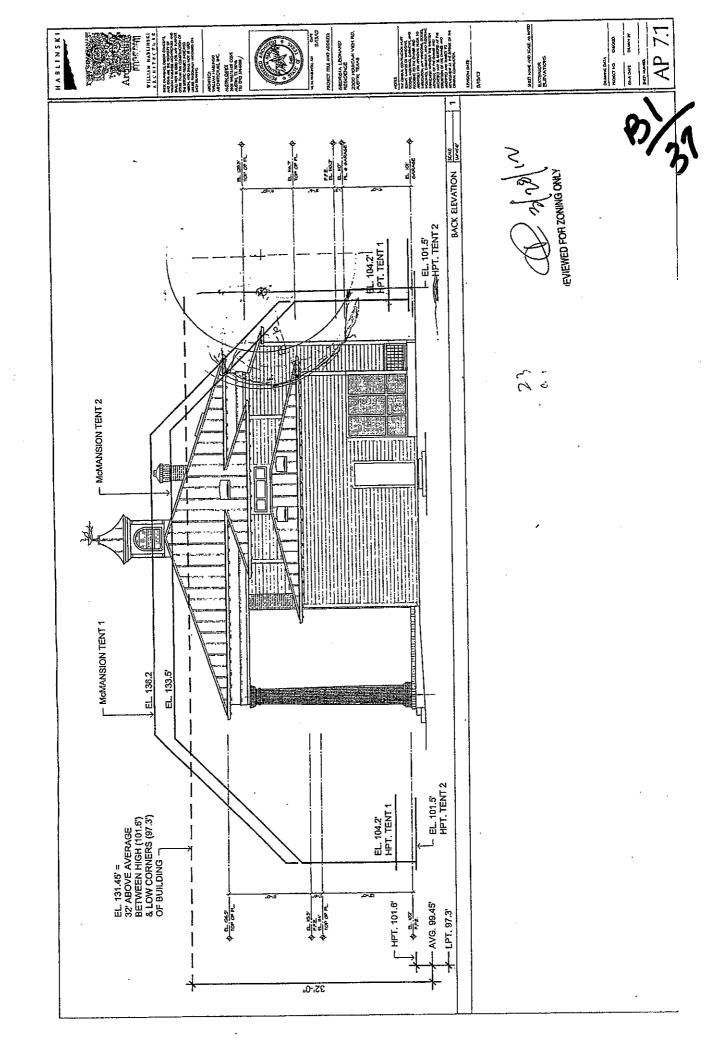
42 1820-2102 # 24 CON



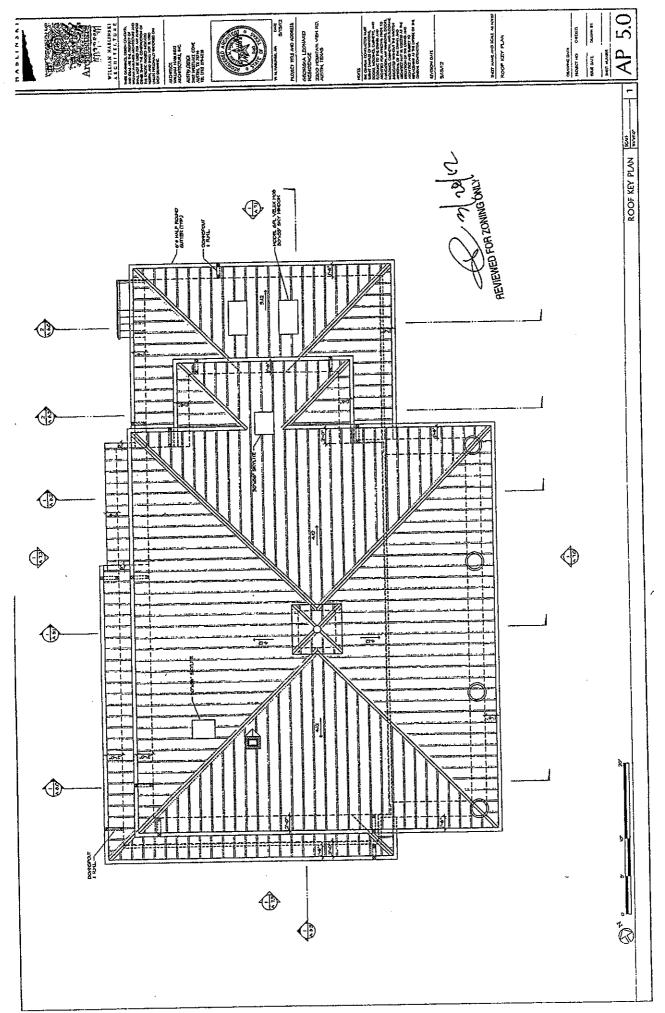




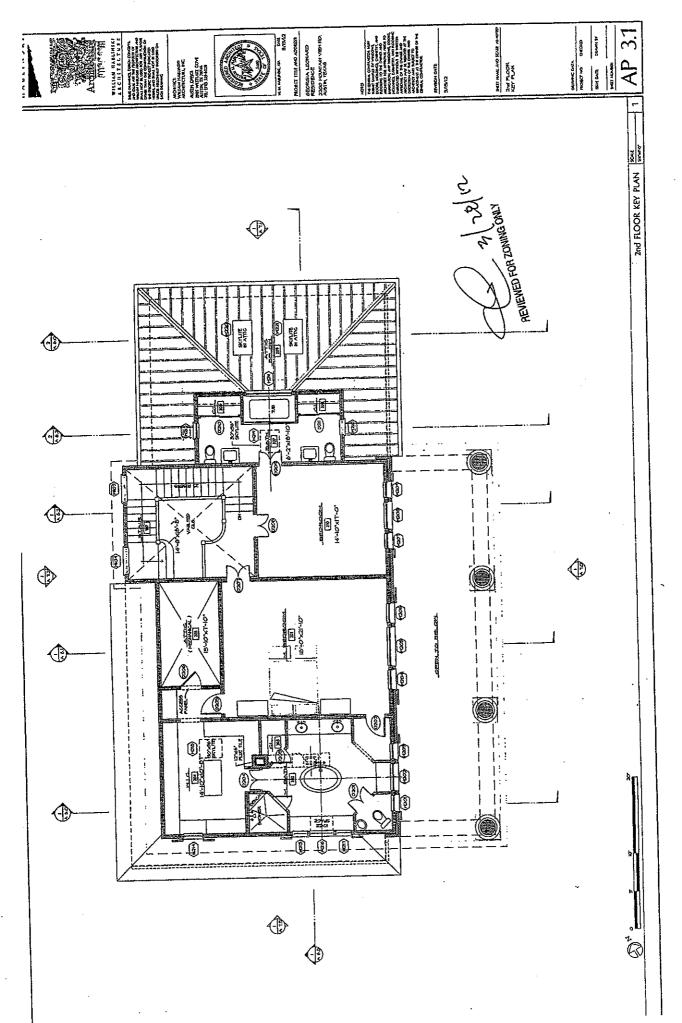




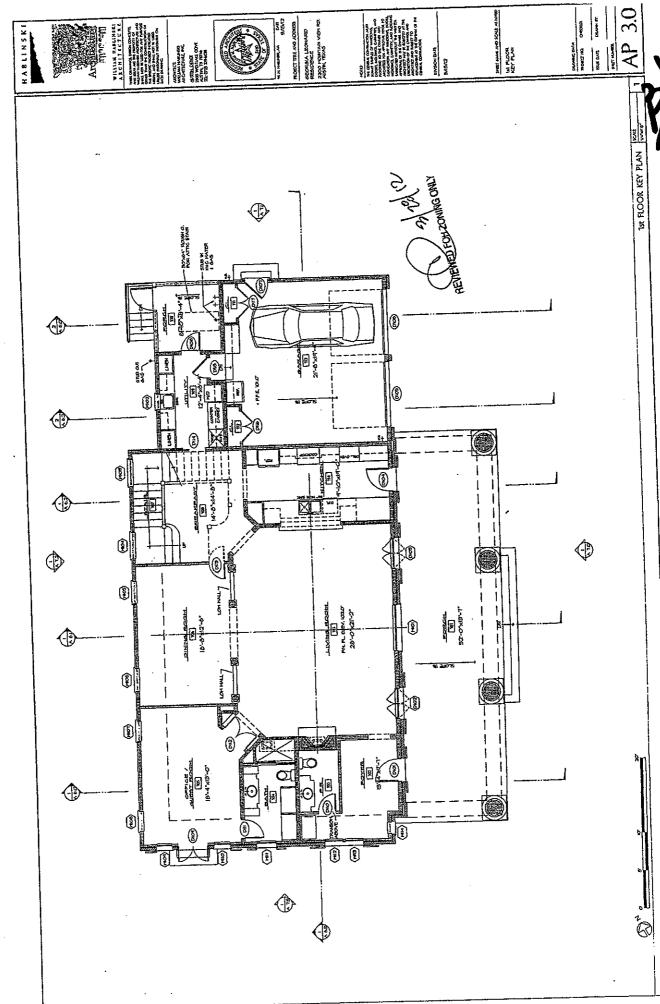
D)



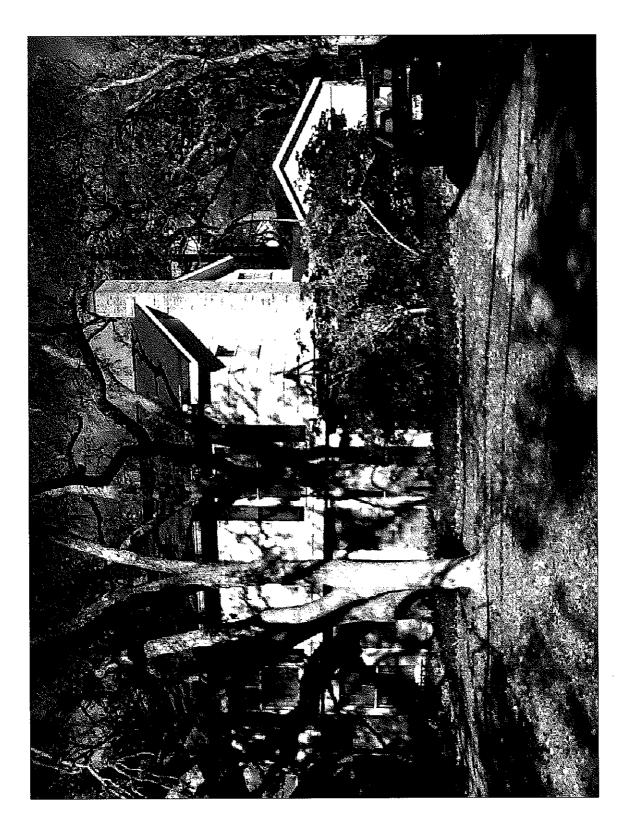
8) (9











GEORGÍA LEONARD RESIDENCE 2200 MOINTAIN VIEW RD. AUSTIN, TEXAS

PROJECT TITLE AND ADDRESS:

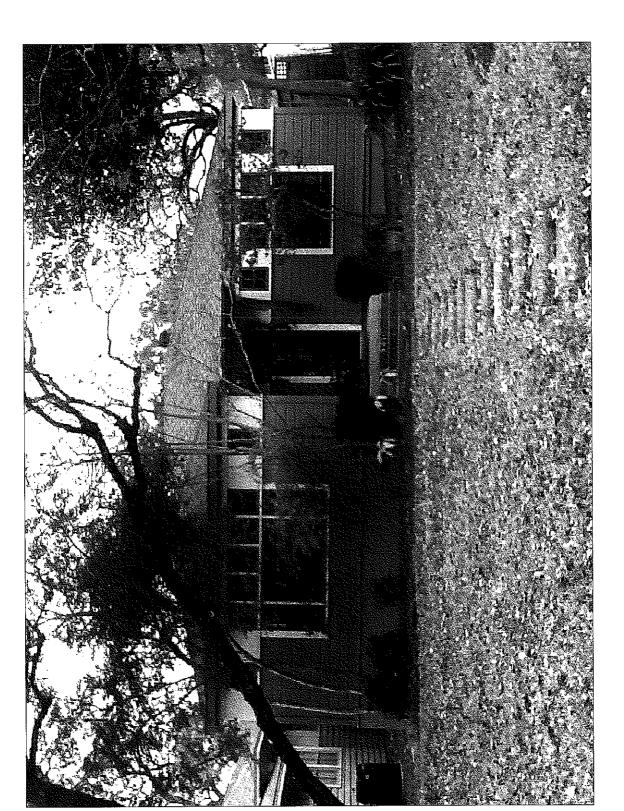
ARCHITECT:
WILLIAM HABINSKI
ARCHITECTURE, INC.
AUSTIN OFFICE
AUSTIN OFFICE
AUSTIN 17 78746
TE: (310) 600-6940

ARCHITECT: WILLIAM HABLINSKI ARCHITECTURE, INC.

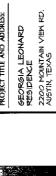
AUSTIN OFFICE 2905 WESTLAKE COVE AUSTIN, TX 78746 TEL (310) 600-6940

PROJECT TITLE AND ADDRESS

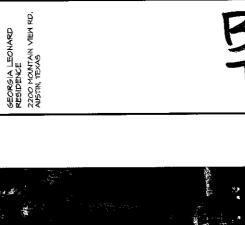
GEORGIA LEONARD RESIDENCE 2200 MOUNTAIN VIEW RD. AUSTIN, TEXAS











PROJECT TITLE AND ADDRESS:

ARCHITECT:
WILLIAM HABIINSKI
ARCHITECTURE, INC.
AUSTIN\_QENCE
AUSTIN\_QENCE
AUSTIN\_TX 78746
TIE. (310) 600-6940



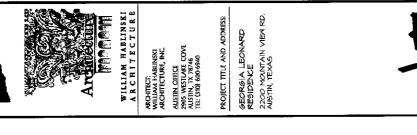




GEORGIA LEONARD RESIDENCE 2200 MONTAIN VIEW RD. AUSTIN, TEXAS

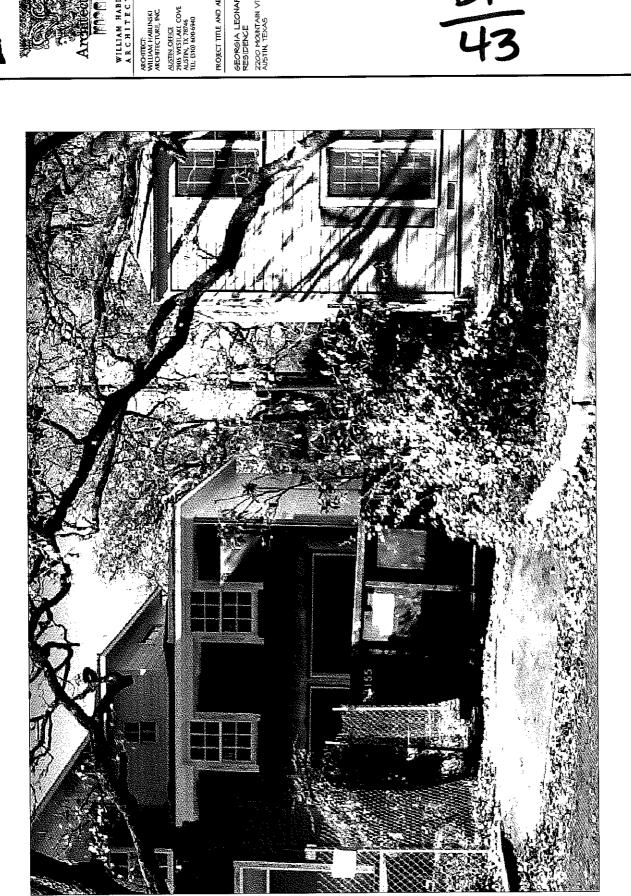
PROJECT TITLE AND ADDRESS:

ARCHITECT:
WALLIAM HABINSKI
ARCHITECTURE, INC.
ALISTIN OFFICE
AUSTIN, IX 78746
TEL (310) 600-6940





HABLINSKI

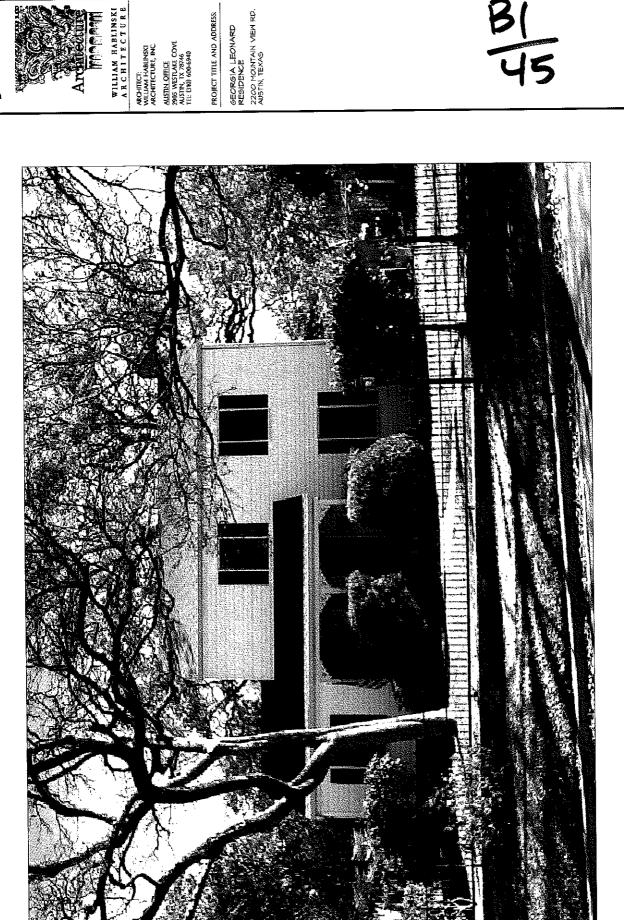


2200 MOUNTAIN VIEW RD. AUSTIN, TEXAS

PROJECT TITLE AND ADDRESS: GEORGIA LEONARD RESIDENCE



PROJECT TITLE AND ADDRESS:



PROJECT TITLE AND ADDRESS.

ARCHITECT:
WILLIAM HABINSKI
ARCHITECTURE, INC.
ALSTIN OFFICE
2905 WEST-AKE COVE.
ALSTIN, 17 78746
TEL (316) 600-6940

TaxNetUSA: Travis County

Property ID Number: 116925 Ref ID2 Number: 01170704100000

Owner's Name LEONARD GEORG		EORGIA T	Property Details			
			Deed Date	05162011		
Mailing 2200 MOUNTAIN VIEW RD		W RD	Deed Volume			
Address	AUSTIN, TX 78703-		Deed Page			
Location	Location 2200 MOUNTAIN VIEW RD 78703		Exemptions			
Legal	E 75 ET OF LOT 108	,107 TARRY TOWN NO 2	Freeze Exempt	F		
cegai	2 /3 / 1 0/ 20 / 100,	TOP PARTY TOWNS 2	ARB Protest	F		
			Agent Code	, 0		
Value Inform	ation	2012 Certified	Land Acres	0.1952		
Land Value		420,000.00	Block			
Improvement Value	е	0.00	Tract or Lot	106,107		
AG Market Value		0.00	Docket No.	2011073657TR		
Timber Market Valu	ue	0.00	Abstract Code	S13592		
Market Value		420,000.00	Neighborhood Code	X7140		
AG Productivity Va	lue	0.00				
Timber Productivit	y Value	0.00				
Appraised Value 420,000.00		420,000.00	Data up to date as of 2012-12-18			
10% Cap Loss		0.00				
Assessed Value		420,000.00				

## Value By Jurisdiction

Entity Code	Entity Name	2012 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		420,000.00	420,000.00	420,000.00	420,000.00
01	AUSTIN ISD	1.242000	420,000.00	420,000.00	420,000.00	420,000.00
02	CITY OF AUSTIN	0.502900	420,000.00	420,000.00	420,000.00	420,000.00
03	TRAVIS COUNTY	0.500100	420,000.00	420,000.00	420,000.00	420,000.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	420,000.00	420,000.00	420,000.00	420,000.00
68	AUSTIN COMM COLL DIST	0.095100	420,000.00	420,000.00	420,000.00	420,000.00

### **Improvement Information**

Improvement State Category Description

## **Segment Information**

Imp ID Seg ID Type Code Description Class Effective Year Built Area

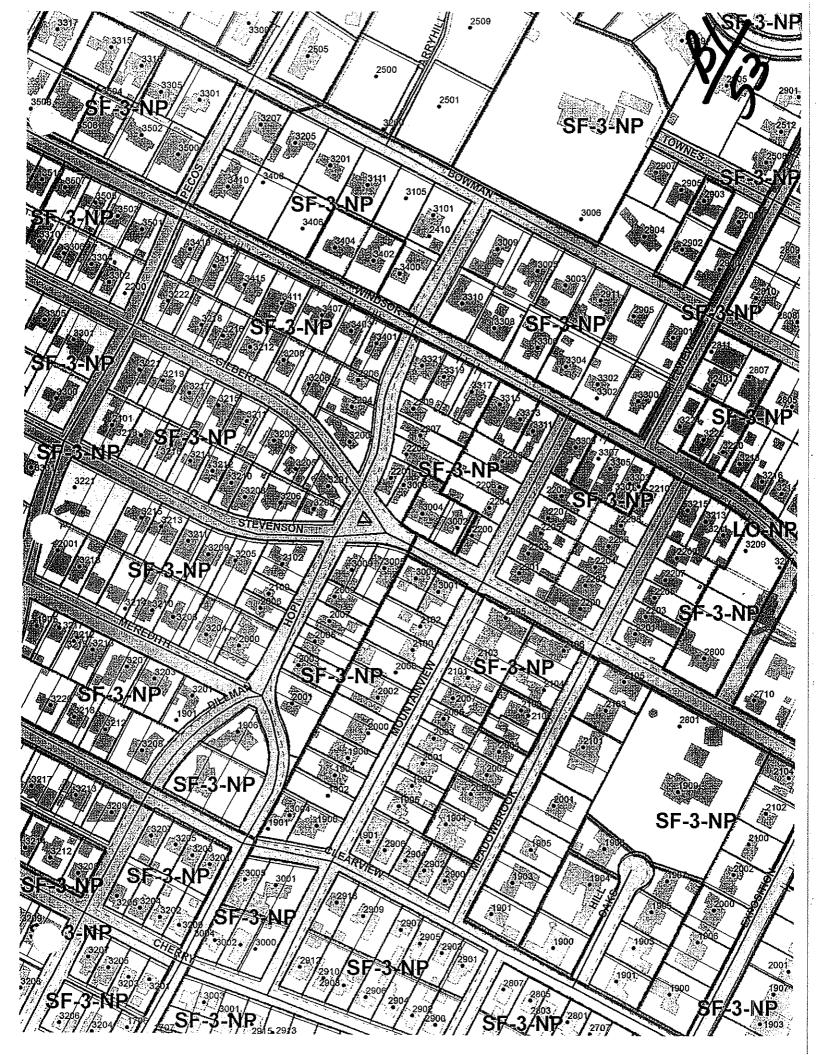
Total Living Area 0

### Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
116596	LAND	C1	F	0.195	0	. 0	8,505



# **Square Footages Adjacent Properties**

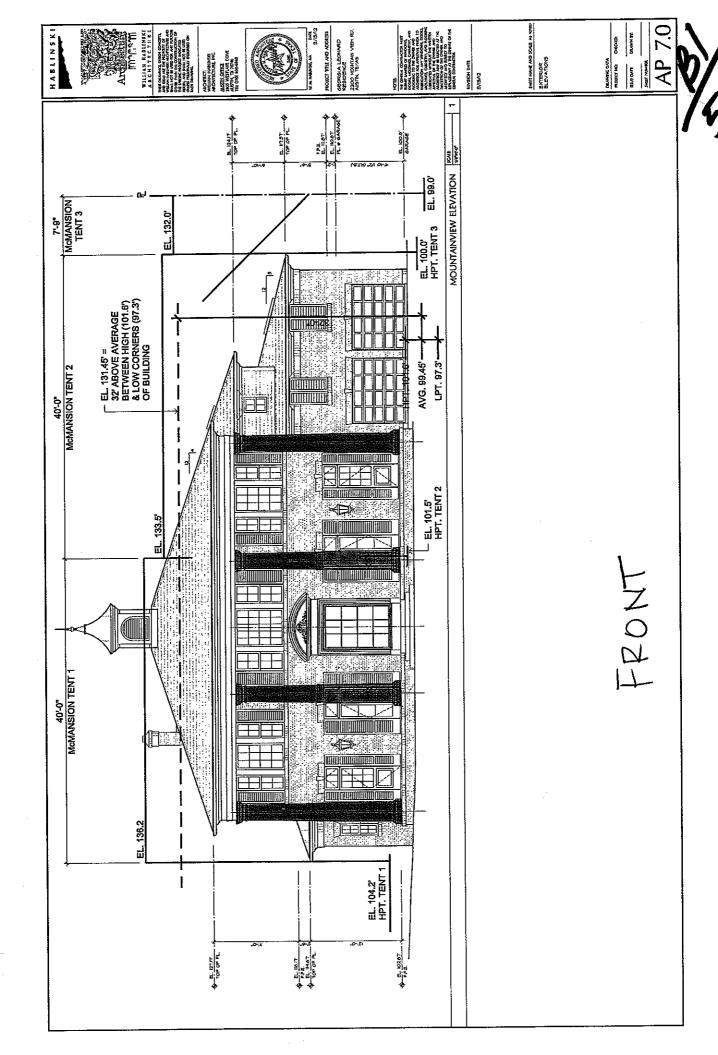


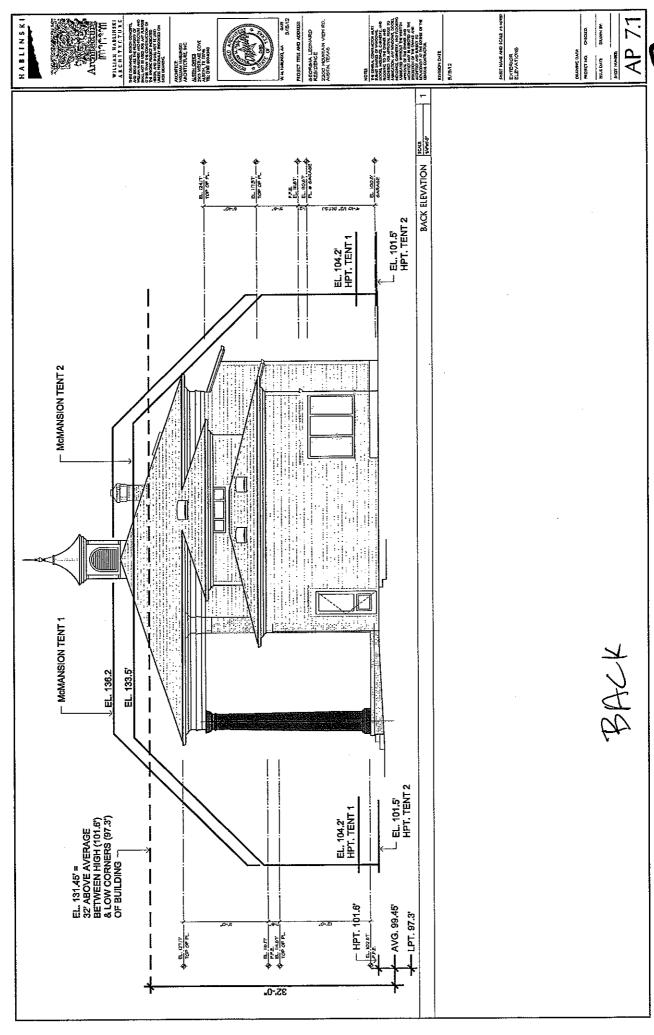
TCAD Parcel ID	Address	SF	Lot Size	FAR
116925	2200 Mountainview Road	4,199	8700	48%
116924	2204 Mountainview Road	1,920	9,831	20%
116923	2206 Mountainview Road	2,234	9,817	23%
116922	2208 Mountainview Road	2,424	10,150	24%
116012	2209 Mountainview Road	2,882	8,215	35%
116011	2207 Mountainview Road	2,958	8,181	36%
116010	2205 Mountainview Road	2,122	8,193	26%
116009	2203 Mountainview Road	2,201	8,179	27%
116008	2201 Mountainview Road	2,234	8,181	27%
117015	2000 Mountainview Road	2,935	15,177	19%
117014	2002 Mountainview Road	3,214	15,191	21%
117013	2006 Mountainview Road	1,852	10,072	18%
117012	2100 Mountainview Road	2,066	10,062	21%
117011	2102 Mountainview Road	3,421	10,023	34%
116111	2905 Gilbert	6,778	24,698	27%
116928	3006 Gilbert	2,500	6,645	38%
116927	3004 Gilbert	3,397	10,425	33%
117010	3001 Gilbert	3,553	9,592	37%
116926	3002 Gilbert	2,364	7,632	31%
117009	3003 Gilbert	2,308	10,026	23%
<b>117007</b>	3009 Gilbert	3,766	8,365	45%
116908	3200 Gilbert	3,104	9,881	31%
116909	3206 Gilbert	2,929	10,373	28%
116959	3201 Gilbert	1,612	7,360	22%
116958	3205 Gilbert	2,473	8,705	28%
116957	3209 Gilbert	2,262	11,645	19%
118711	3300 Windsor	2,593	15,607	17%
118712	3302 Windsor	3,260	15,404	21%
118713	3304 Windsor 3306 Windsor	2,651	15,809 15,076	17% 33%
118714		5,005 2,271	15,076 7,955	29%
116001 116018	3309 Windsor 3307 Windsor #6	1,060	7,955 3,669	29% 29%
116017	3307 Windsor #5	1,354	4,688	29%
116017	3305 Windsor #4	962	3,330	29%
116015	3305 Windsor #3	1,410	4,880	29%
116014	3303 Windsor #2	988	3,420	29%
116013	3303 Windsor #1	1,021	3,535	29%
116921	3311 Windsor	1,536	8,358	18%
118718	3310 Windsor	3,674	14,912	25%
116920	3313 Windsor	3,167	7,494	42%
116919	3315 Windsor	4,834	7,964	61%
116918	3317 Windsor	4,424	10,309	43%
116917	3319 Windsor	4,044	10,077	40%
116916	3321 Windsor	2,332	9,297	25%
. 117020	2001 Hopi Trail	3,896	18,382	21%
. 11/020	2002 (10p) (10l)	2,030		22/0



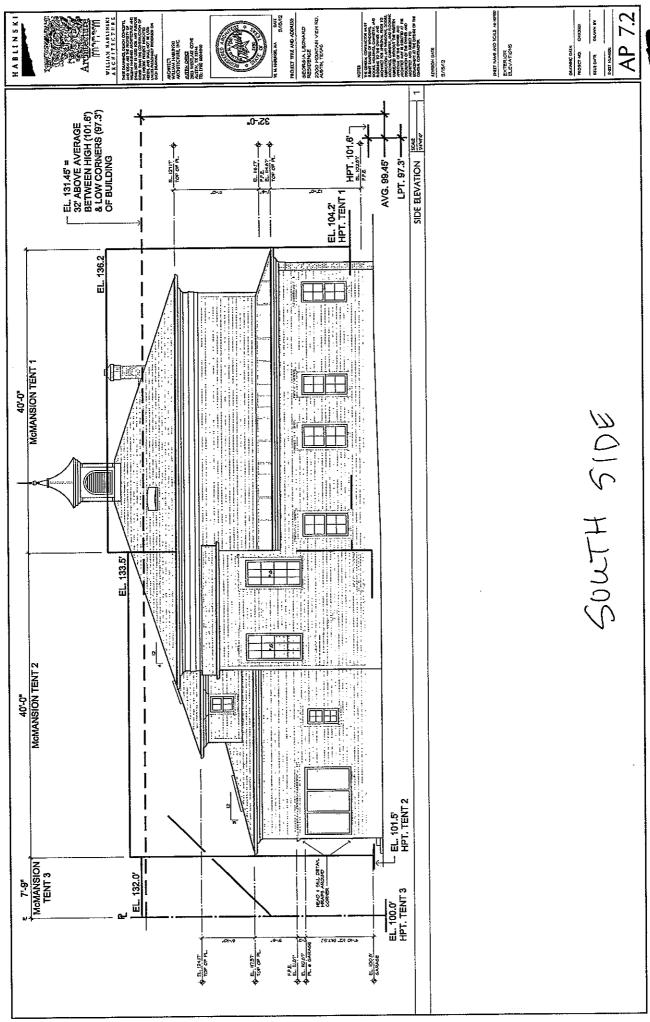
117021	2003 Hopi Trail	2,931	9,312	31%
117022	2005 Hopi Trail	1,752	9,047	19%
117023	2007 Hopi Trail	2,876	9,330	31%
117024	2009 Hopi Trail	2,350	8,623	27%
116997	2102 Hopi Trail	5,280	13,645	39%
116932	2209 Hopi Trail	1,482	10,195	15%
116931	2207 Hopi Trail	1,630	8,608	19%
116930	2205 Hopi Trail	4,095	8,296	49%
116961	3206 Stevenson	3,497	11,338	31%
116960	3200 Stevenson	2,528	5,950	42%
116113	2100 Meadowbrook	2,428	6,793	36%
116093	2102 Meadowbrook	4,604	10,022	46%
116134	2103 Meadowbrook	4,327	11,993	36%
116135	2105 Meadowbrook	6,472	11,977	54%
116112	2106 Meadowbrook	3,771	15,892	24%
116092	2104 Meadowbrook	3,035	8,358	36%
116007	2200 Meadowbrook	2,851	8,129	35%
116033	2201 Meadowbrook	1,032	8,587	12%
116006	2202 Meadowbrook	1,952	8,128	24%
116034	2203 Meadowbrook	2,341	8,588	27%
116005	2204 Meadowbrook	5,303	8,149	65%
116035	2205 Meadowbrook	1,766	8,577	21%
116004	2206 Meadowbrook	2,174	8,116	27%
116036	2207 Meadowbrook	3,428	8,570	40%
116003	2208 Meadowbrook	1,076	8,117	13%
116037	2209 Meadowbrook	2,800	8,572	33%

		A SEALURY	
	(F)/-27		
			e dill
	Store		
A			
• And		2001 (100 m) (	
	(1/4) (gg)	ASTERINTE PER LA SE	SI/SENP FOR



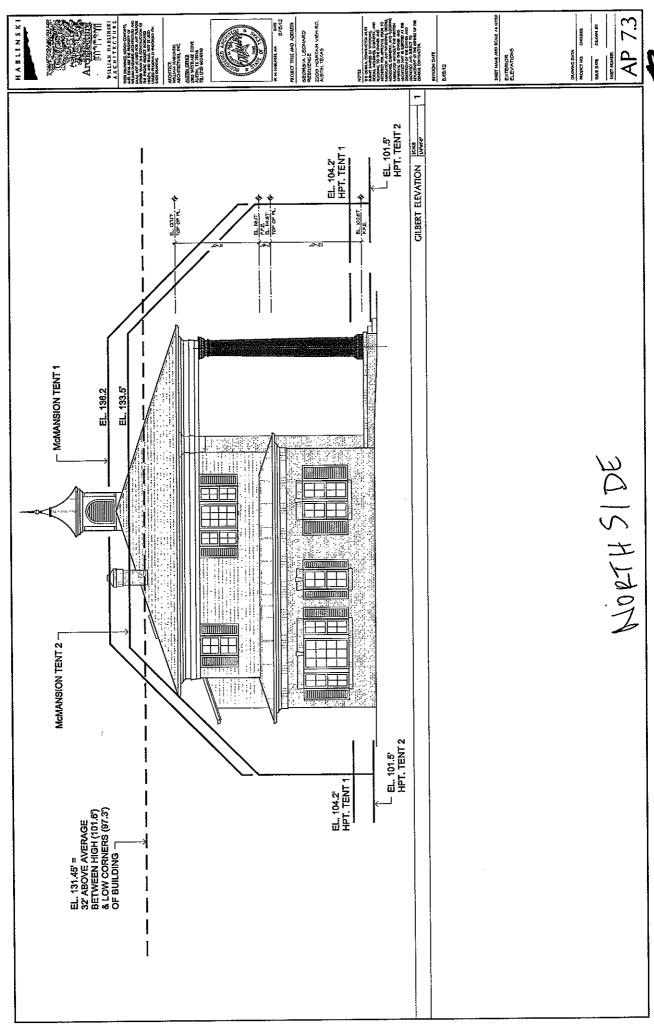


8%

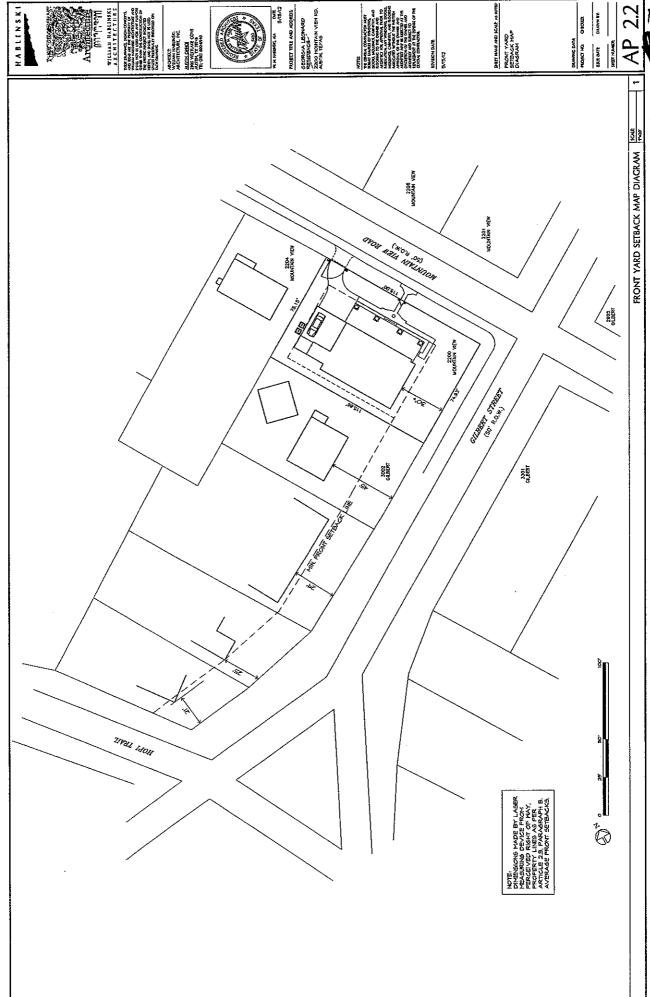


 $\left(\begin{array}{c} \cdot \\ \cdot \end{array}\right)$ 









**%**